



## 2033 Maple Ave Sooke BC

\$4,500,000

2.35 acres of Prime development opportunity in the heart of Sooke. This centrally located RM2-zoned property is offered for sale with significant density potential & supporting documentation in place. The current OCP supports the development of 47 units. Structures have been removed; the site is ready for development (not excavated). Development Permit Submitted: Mar 2025 for a 47-unit condo development. The design Concept consists of 8 buildings, 6 units per building (1 building includes a flex space for gym or storage). The draft OCP allows up to 65 units, with the site plan designed to accommodate 3 additional buildings. Meetings held with the District of Sooke with verbal support received for current DP submission. This project offers multiple build-out strategies depending on your investment goals, the project could proceed as strata-titled condos for sale or as CMHC rental units with stratified buildings. Call for your full package today!

Listing Presented By:



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