

# DEVELOPMENT OPPORTUNITY

6-STOREY CONDO SITE, INCLUDING A COMMERCIAL COMPONENT.  
2648, 2644 AND 2640 SOOKE ROAD, VICTORIA, BC



## 2648 Sooke Rd Langford BC

\$1,200,000

Seize this exceptional opportunity to secure a +/- 25,000 sq ft property just steps from Glen Lake in Langford. Currently zoned R2, this 3-lot land assembly offers enormous potential for rezoning, ideal for constructing highly sought-after condos with a commercial component. Located in one of Langford's most desirable areas, the property is just a 5-minute drive to key amenities like Walmart, Superstore, Starbucks, Westshore Town Centre, Belmont Market, and Cineplex. Costco and Highway 1 are also only 10 minutes away, ensuring unmatched convenience for future residents and investors. This offering includes 2640 Sooke Rd (MLS 977966), 2644 Sooke Rd (MLS 977970), and 2648 Sooke Rd (MLS 977980). According to the Official Community Plan (OCP), this site presents the perfect opportunity to develop a thriving mixed-use project—condos, retail, or even office space above storefronts. Don't miss out on transforming these prime properties in Langford's fast-growing real estate market. Act now!

Listing Presented By:



Originally Listed by:  
eXp Realty

mike@giordanocollective.com



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca