



2663 Sooke Lake Rd Langford BC

\$3,399,800

Great opportunity to acquire a prime property located in a growing part of Langford, one of British Columbia's fastest-growing communities. This property, zoned as Service Commercial (CS1), offers a wide range of permitted uses. Whether you are an owner-occupier seeking a strategic location or an investor looking for a lucrative holding property, this opportunity is ideal. Strong visibility along high traffic area on Sooke Rd. Prospective buyers are encouraged to engage with the municipality to explore the potential for future redevelopment. Current leaseholder is Boyd's Auto Body, and their lease is in place until May 31, 2027, with no further options to renew in current lease, so an owner could take over the property at that time. Building is 8900 sq/ft, with 17' ceilings, and there is a mezzanine with kitchen, offices and bathroom. Plenty of off street parking. All sizes provided are approx. and should be verified by the buyer.

Listing Presented By:



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