



## Lot1 Sooke Rd Colwood BC

\$2,100,000

Prime development site at 1919 Sooke Rd neighbouring the new residential & commercial mixed use Colwood Corners development and opposite the prestigious Royal Colwood Golf course. This is the heart of Colwood with recreational facilities, shopping, transit and Esquimalt Lagoon close by. The lot is 23,458.27sqft currently zoned R1 single family residential however the OCP (Official Community Plan) is designated Colwood Corners permitting a maximum FAR of 4.5 and Transit Corridor. The municipality is focusing the highest density along the Sooke Road, Goldstream and Wale Road corridor in Colwood. The property offers approximately 195'83 feet frontage along Colwood Crescent and 99'76 feet frontage along Sooke Road and rear road frontage. Older restrictive covenant registered on title restricting development for the properties collectively along Colwood Crescent and Sooke Road may be removed. The municipality wish to see 8 to 30 stories in this area. Some vendor financing available.

Listing Presented By:



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