



# Development Opportunity

4 LOT LAND ASSEMBLY POTENTIAL - 2652, 2640, 2644, 2648 SOOKE ROAD



## 2644 Sooke Road Langford British Columbia

\$1,200,000

Prime 4-Lot Land Assembly with Exceptional Potential for Developers! Located steps from the serene Glen Lake in Langford, this +/-33,100 square foot property currently has R2 zoning and presents a lucrative opportunity for rezoning to 2.5 FSR, ideal for constructing sought-after condos. Its strategic position offers unparalleled convenience, with essential amenities like Walmart, Superstore, Starbucks, Westshore Town Centre, Belmont Market, and Cineplex., ust a 5-minute drive away. Additionally, Costco and Highway 1 are within 10 minutes, enhancing its appeal for both residents and investors. Don't miss the chance to transform these four properties--2640 Sooke Rd (MLS 950176), 2644 Sooke Rd (MLS 950177), 2648 Sooke Rd (MLS 950178), and 2652 Sooke Rd (MLS 950827)--As per the "OCP" there is the opportunity to build a thriving condominium, mixed-use and or office above retail store development. Act swiftly to seize this rare opportunity in Langford's dynamic real estate market! (id:6769)

Other 11' x 8'

Laundry room 10' x 6'

Bathroom 4-Piece

Primary Bedroom 10' x 11'

Kitchen 9' x 11'

Living room 19' x 12'

Bedroom 9' x 10'

Bedroom 9' x 11'

Bathroom 4-Piece

Primary Bedroom 10' x 12'

Kitchen 10' x 12'

Dining room 10' x 9'

Living room 17' x 12'

Listing Presented By:



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eXp Realty

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