



# Development Opportunity

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



## 2652 Sooke Road Langford British Columbia

\$1,250,000

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/apartments. Its strategic position offers unparalleled convenience, with essential amenities like Walmart, Superstore, Starbucks, Westshore Town Centre, Belmont Market, and Cineplex., just 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 condo/mixed-use/office above retail storefront development. Act swiftly to seize this rare opportunity in Langford's dynamic real estate market! ~ Contact [mikko@sutton.com](mailto:mikko@sutton.com) for an information package. (id:6769)

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