

# 2652 Sooke Rd, Langford

\$1,250,000

## Development Opportunity

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



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:56120)



2640 SOOKE RD



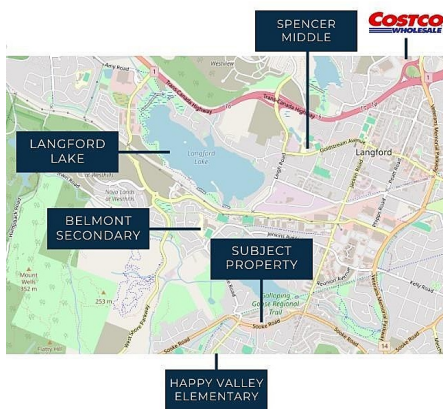
2644 SOOKE RD



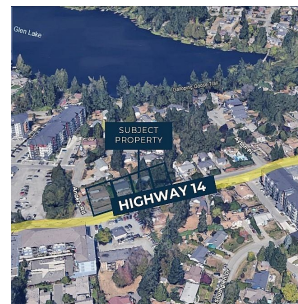
2648 SOOKE RD



2652 SOOKE RD



2648 SOOKE RD



### KEY INFORMATION

MLS® 950880

Residential Detached

Glen Lake

4 Bedrooms

3 Bathrooms

2,634 SF

8,233 SF Lot

### FEATURES

Year Built: 1972

Listed By: Sutton Group West Coast Realty

rennie