

Price
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— FOR SALE —

Zoned ± 29,859 SF Multifamily Development Site

— 2639 & 2645 SOOKE ROAD | LANGFORD, BC —





The Opportunity

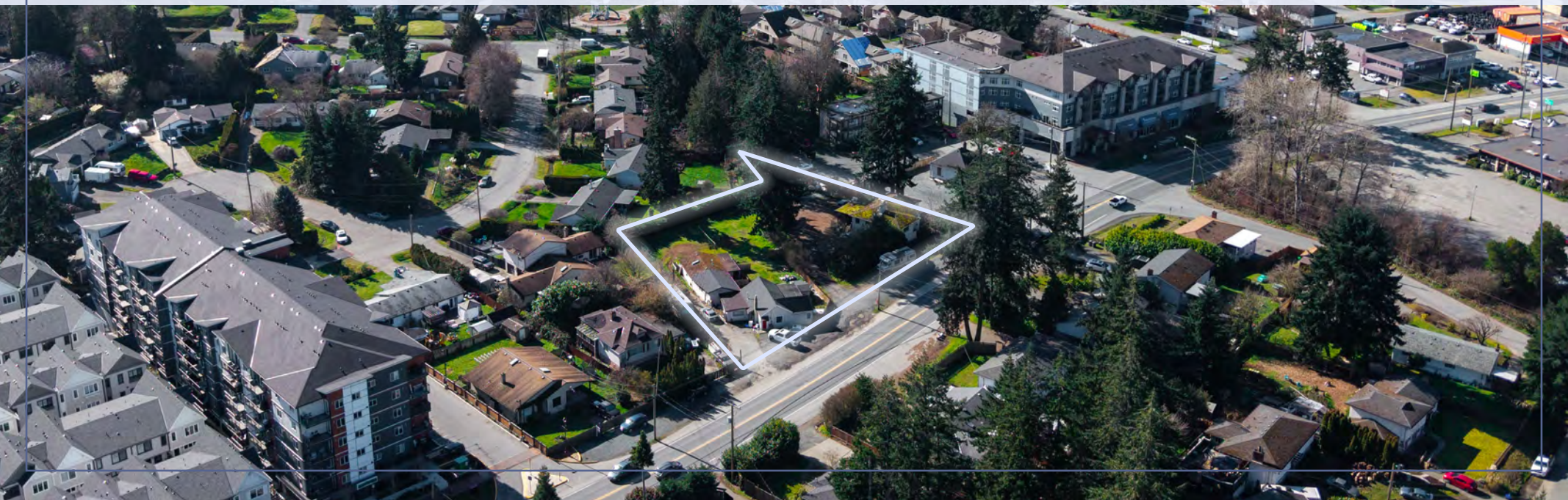
Colliers is pleased to present the opportunity to acquire 2639 & 2645 Sooke Road, Langford, BC (collectively the “Property”), a recently zoned multifamily development site prominently located in the heart of Langford, one of Greater Victoria’s fastest-growing residential nodes.

Strategically situated near Sooke Road, the Property offers excellent accessibility, visibility, and proximity to a wide range of urban amenities. The approved development plans contemplate a six-storey multifamily building totaling 73 residential units, 7,106 SF of commercial at grade with one level of underground and surface parking.

With zoning recently completed, the Property represents a well-located, mid-rise project in Langford’s rapidly maturing downtown area with quicker time-to-market.

Salient Facts

Civic Addresses:	• 2639 Sooke Road, Langford, BC • 2645 Sooke Road, Langford, BC
Legal Descriptions:	• 2639 Sooke Road: LOT A, SECTION 83, ESQUIMALT DISTRICT, PLAN 14912, PID: 004-324-757 • 2645 Sooke Road: LOT B, SECTION 83, ESQUIMALT DISTRICT, PLAN 6534, PID: 005-857-724
Lot Size:	± 29,859 SF according to the Vendor's survey and after road dedications
Frontage:	Irregular in shape with ± 238 feet of frontage along Sooke Road
Current Zoning:	MU2 Zoning
Site Improvements:	The Property is currently improved with two single family dwellings providing holding income of approximately \$9,650/ month, while the prospective purchaser takes the Property through the development permit and building permit process
Services:	The Property is assumed to have sufficient services for redevelopment of the Property
Existing improvement suite mix:	• 2639 Sooke Road (Duplex) \$1,700 and \$2,200 per month • 2645 Sooke Road (four plex) \$2,200, \$1,100, \$750 and \$1,700 per month



Development Overview

Approval Stage:	Rezoning complete
Density:	2.25 FSR
Gross Buildable Area:	72,389 BSF
Building Height:	6 Storeys
Suite Mix:	• 1 Bedroom 1 Bath - 5 units • 2 Bedroom 2 Bath - 19 units • 1 Bedroom 1 Bathroom + den - 14 units • 2 Bedroom 2 bathroom + den - 35 units
Site Coverage:	23.36%
Parking:	Surface and 1 level of underground (112 stalls)
Potential Use:	Purpose-built rental or condominium development

Highlights

- Zoned development site removing entitlement risk
- 73 units residential units with ground floor commercial space across 6 storeys with an efficiency of 85.2%
- Surface parking and one level of underground parking ensuring an economic and viable development in today's market conditions
- Grandfathered under the old building code providing considerable cost savings
- Indoor and outdoor amenity areas on the 2nd floor for residents to enjoy
- Central Langford location near major retail, recreation, and transit
- Langford continues to lead the Capital Region in population and housing growth



Location Overview

The Property enjoys a highly visible and accessible location in Langford, one of British Columbia's fastest-growing urban centres. Surrounded by a diverse mix of residential, retail, and recreational amenities, the Property offers immediate access to daily conveniences and lifestyle offerings, making it a prime location for multifamily development.

The Property is ideally positioned in the heart of Langford, within walking distance to Belmont Market and Westshore Town Centre. The Property benefits from immediate access to major transportation routes and a full range of retail, recreation, and educational amenities.

Langford is the economic and service hub of the Westshore region and has emerged as a destination for young families and professionals seeking affordability, connectivity, and a vibrant, outdoor-focused lifestyle.



The Offering Process

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the vendor. Offers will be considered on a first-come, first-serve basis.

For access to Colliers' virtual data room, please complete and submit a completed confidentiality agreement and disclosure documents to the listing agents. Access will be provided to interested parties upon receipt of an executed copy.

Purchase Price: \$2,990,000
\$3,200,000

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