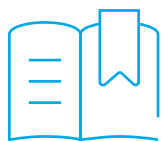




2668 - 2678 Sooke Road & 3140 Aggregate Court

For Sale | +/- 2.54 Acre Multi-Family Development Site

Opportunity to acquire a prominent development site in Langford, BC

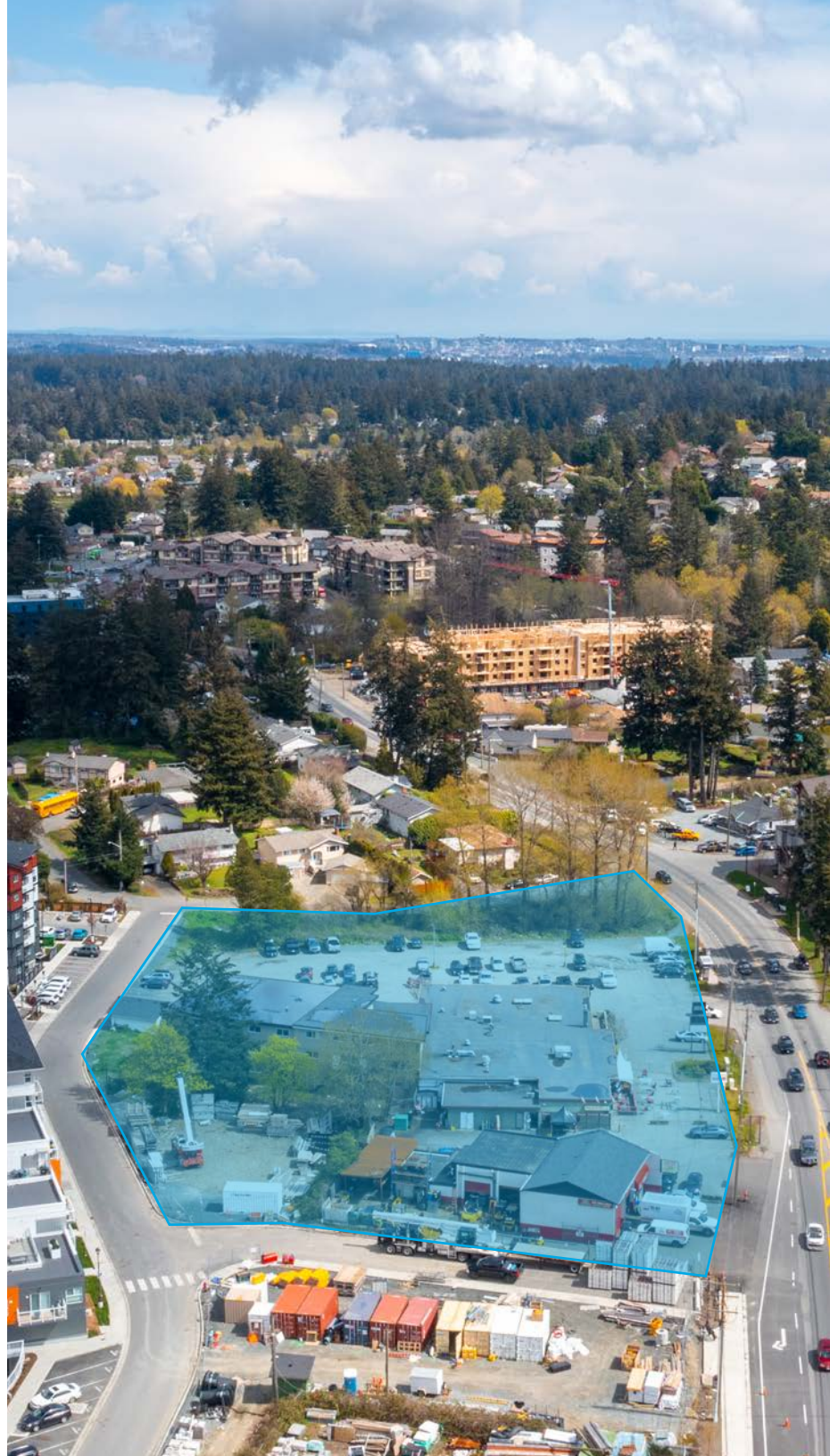


The Opportunity

This is an outstanding opportunity to secure a +/- 2.54 acre, multi-family site in the desirable Glen Lake area in the City of Langford. The site is situated on Sooke Road (Highway #14), a two-lane arterial route which is the sole route connecting Langford and the rest of the southern municipalities to Sooke, Metchosin, Jordan River and Port Renfrew. Sooke Road is also the primary point of access for Langford's newest commercial hub in the Luxton and Glenshire areas. The site is in close proximity to numerous amenities and services including recreational areas such as Starlight Stadium, the Jordie Lunn Bike Park, the Galloping Goose Regional Trail and is within walking distance of Glen Lake.

Key Features

- Prominent high exposure Sooke Road location
- Abundant amenities in close proximity including significant green space and recreational activities
- Convenient access to numerous retailers and service providers at Belmont Market and Westshore Town Centre
- Located in the City of Langford, known for its favourable municipal planning conditions
- Langford has been voted the *Most Liveable City in Canada*, and the *#1 Best Community in BC*



Salient Facts

Addresses

2668 Sooke Road, Langford, B.C.
2674 Sooke Road, Langford, B.C.
2678 Sooke Road, Langford, B.C.
3140 Aggregate Court, Langford, B.C.

Legal Descriptions

2668 Sooke Road - Lot F section 83
Esquimalt District Plan EPP89463
PID: 030-746-663

2674 Sooke Road - Lot J section 83
Esquimalt District Plan EPP89463
PID: 030-746-710

2678 Sooke Road - Lot 6, Section 83
Esquimalt District Plan 7362
PID: 001-207-041

3140 Aggregate Court - Lot E section
83 Esquimalt District Plan EPP89463
PID: 030-746-655

Land Areas

2668 Sooke Road	78,146 SF
2674 Sooke Road	7,864 SF
2678 Sooke Road	8,406 SF
3140 Aggregate Court	16,254 SF

Total: 2.54 Acres (110,779 SF)*

*Buyer to verify if important

Total Gross Property Taxes

\$74,801 (2021)

Holding Income

Available in Colliers' virtual data room

Asking Price

Please contact listing agents

Offering Overview



Vendor Leasebacks

2668 and 2674 Sooke Road

It will be a requirement of the purchase of these two properties to incorporate the Glen Lake Liquor Store, which is owned and operated by an affiliated company to the vendor of these two properties, into the future development of the overall site. Basic requirements for the Glen Lake Liquor Store are a minimum of 6,000 SF, with the ideal size being between 8,000 and 10,000 SF, and with the preference being to own the store by way of strata unit. The details of this element of the purchase and sale of these properties will be negotiated by way of a mutual conditions precedent in the Purchase and Sale Agreement. The Vendor of these properties will leaseback the existing liquor store, on terms and conditions to be mutually agreed upon, until such time that the new premises are ready for occupancy.















2678 Sooke Road

The vendor will consider a short term leaseback of this property to coincide with the remaining lease term with the tenants at 2668 and 2674 Sooke Road (May 31, 2023).

Nearby Amenities



The Property

- 1 Belmont Market**
 -  Thrifty Foods
 -  Anytime Fitness
 -  Liberty Kitchen
 -  Origins Gluten Free Bakery
 -  Starbucks
 -  MOD Pizza
- 2 Westshore Town Centre**
 -  Cineplex Odeon
 -  Fairway Market
 -  The Brick
 -  TD Canada Trust
 -  Winners Homesense
 -  Shoppers Drug Mart
- 3 Royal Colwood Golf Club**
- 4 Glen Lake**
- 5 Lowes**
- 6 Walmart**
- 7 Real Canadian Superstore**
- 8 Canadian Tire**

Downtown Victoria
16 km

Zoning and Planning Overview



2668, 2674 Sooke Road and 3140 Aggregate Court

Zoning: Community Town Centre Pedestrian (C9) Zone

The intent of the C9 zone is to provide for all types of retail, general business and residential uses customarily associated with the central business districts of urban areas in an environment oriented to pedestrian needs.

Permitted Uses, including but not limited to:

Apartments, Hotels, Offices, Shopping Centres, Assisted Living, Retail Stores, Restaurants and Veterinary Practices

Density:

Maximum of 6:1 FSR, provided the owner pays Amenity Contributions pursuant to Schedule AD in Langford's Zoning Bylaw

Lot Coverage:

May not exceed 90%

Height Restrictions:

None

2678 Sooke Road

Zoning: Service Commercial (CS1) Zone

The intent of the CS1 Zone is to accommodate a wide range of goods and service based commercial areas to address the needs and requirements of the city.

Permitted Uses, including but not limited to:

Animal Hospital, Automobile Related Businesses, Car Wash, and Fitness Centre, Office, Personal Service Establishments

Density:

The maximum floor area ratio is 1.0

Lot Coverage:

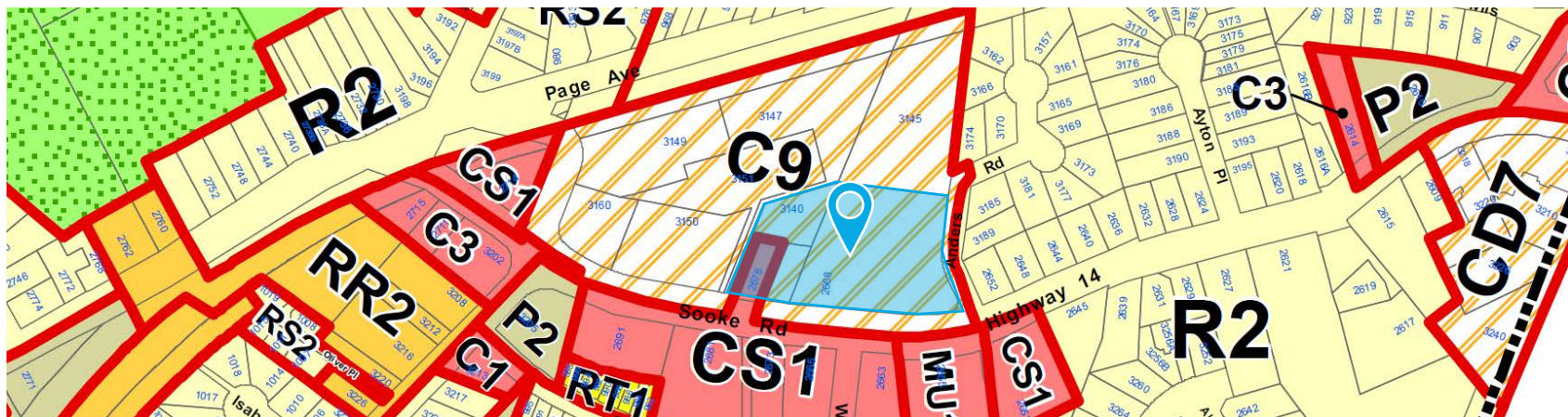
May not exceed 50%

Height Restrictions:

12 metres or three (3) storeys

It is anticipated the City of Langford will support the rezoning of this parcel to the C9 designation to be consistent with the adjacent parcels that form part of this offering.

Zoning Map



Offering Process

Prospective purchasers are invited to submit offers through Colliers for consideration by the vendors. Please contact the listing team for pricing guidance and details pertaining to the marketing process.

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

The properties are not being offered individually.

An aerial photograph of a residential development. In the foreground, a large, irregularly shaped area is highlighted with a semi-transparent blue overlay, indicating the property being offered. This area contains a parking lot with several cars and some trees. In the background, there are several multi-story apartment buildings with balconies, surrounded by more trees and a road. The sky is blue with some clouds.

Colliers

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