

FOR SALE

2691 Sooke Road
Victoria, BC



CUSHMAN &
WAKEFIELD



- RARE SIZE
- STRATEGIC LOCATION
- MIXED-USE POTENTIAL
- VACANT POSSESSION

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OPPORTUNITY

To acquire over 26,000 sf of land zoned for commercial uses, with the potential to intensify and expand use through re-zoning.

SALIENT DETAILS

CIVIC ADDRESS	2691 Sooke Road
MUNICIPALITY	Langford
PID	023-636-301
LOT AREA	26,750 sf
ZONING	CS1 - Service Commercial Zone
MAXIMUM HEIGHT	12 metres
ENVIRONMENTAL STATUS	Certificate of Compliance dated May 2008
OCP	Neighbourhood, allowing for mixed-use intensification
PROPERTY TAXES (2020)	\$14,924
MAXIMUM DENSITY (OCP)	To be confirmed through discussion with the District of Langford

SITE DESCRIPTION

Presently vacant and generally level in topography, the site features approximately 211 feet of frontage along Sooke Road, by a return depth of approximately 125 feet, for a total site size of 26,750 square feet. In May of 2008, SNC-Lavalin completed a report summarizing Stage 1, Stage 2, decommissioning and remedial work on the site toward the achievement of a Certificate of Compliance. A copy of this report is available under Confidentiality Agreement within a secured online data room.

ZONING

Presently the property is zoned CS1, which allows for a broad range of service commercial uses. The Official Community Plan for the area suggests mixed-use intensification with commercial-oriented ground floor uses. Discussions with the City of Langford Planning Department indicate that given the Property's close proximity to a Neighborhood Center, and with recent, contextual height and density in the immediate vicinity, that greater density mixed-use development may be possible.

HIGHLIGHTS

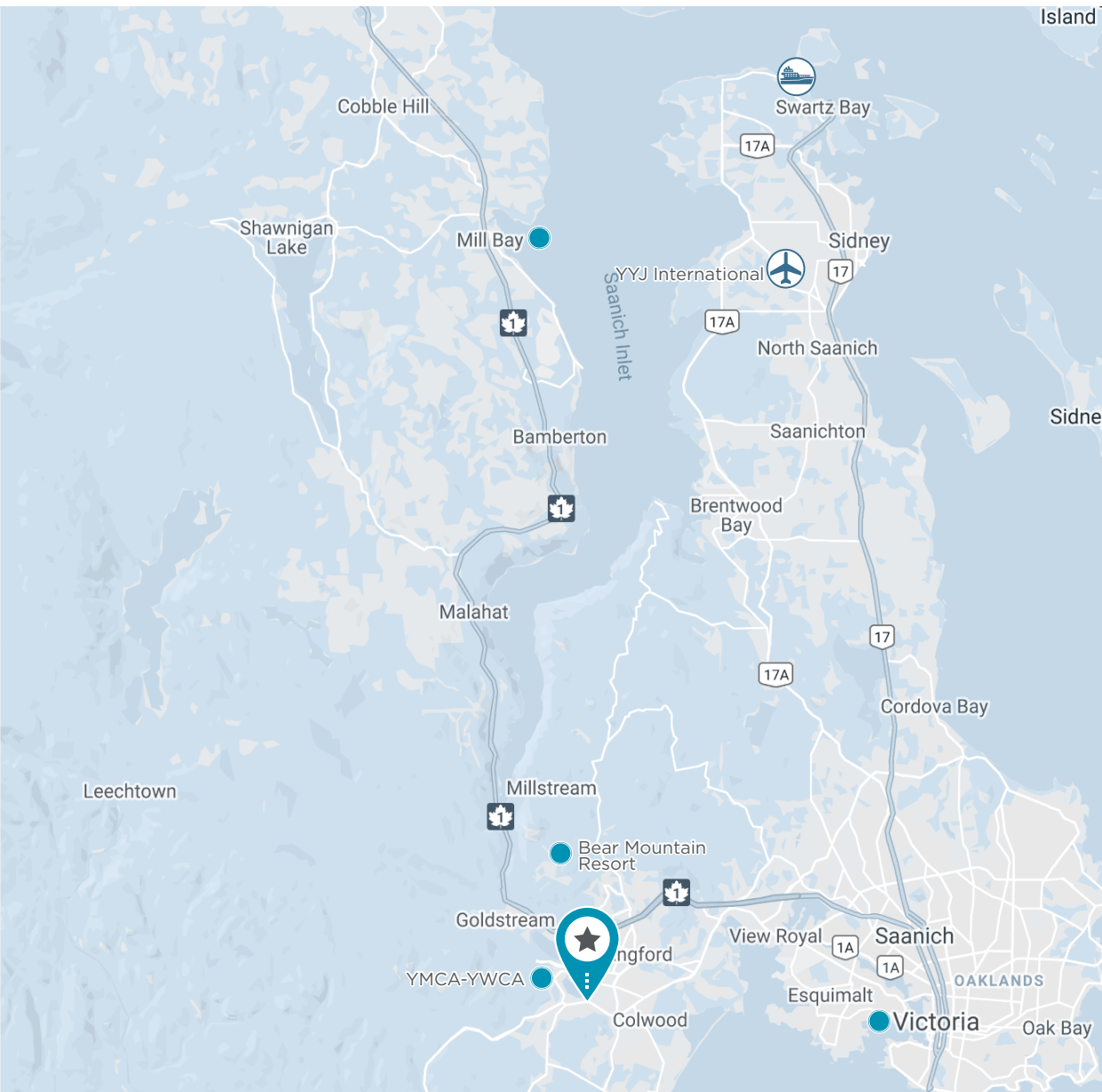
- Sought after site size in Greater Victoria and British Columbia's fastest-growing municipality
- Prime exposure on arterial Sooke Road (Highway 14) with over 20,000 vehicles passing by daily
- Located across the street from 274 soon-to-be-completed rental apartment units
- Located across the street from the Galloping Goose Regional Trail, connecting cyclists with safe commuting trails from Sooke to Victoria to Sidney
- Within walking distance of Glen Lake
- Close to Westshore Town Centre and Belmont Market District
- Vacant and ready for application submission

LIST PRICE

\$2,995,000 (\$112/sf)



2691 Sooke Road VICTORIA, BC



TRAVEL TIMES

SWARTZ BAY TERMINAL

35 Minutes

YYJ INTERNATIONAL

30 Minutes

MILL BAY

26 Minutes

DOWNTOWN VICTORIA

20 Minutes

BEAR MOUNTAIN RESORT

14 Minutes

YMCA-YWCA

6 Minutes

LOCATION

The Opportunity is strategically situated on the south side of Sooke Road, one property east of the lighted intersection at Happy Valley Road, roughly mid-way between Glen Lake Road and Jacklin Road. Sooke Road is a two-lane arterial route also known as the Old Island Highway and is designated as Provincial Highway #14, as the key connector between Langford and the communities to the west including Sooke, Otter Point, Jordan River and on to Port Renfrew. Access to the Property has recently been improved via the extension of Westshore Parkway from Highway #1 through Westhills and to Highway 14.

A full range of grocery, shopping, restaurant and service amenities are close by at both the Belmont Market District on Jacklin Road, as well as the regional Westshore Town Centre, including such tenants as Walmart, Superstore, Canadian Tire and Best Buy, among many others.

Just north of the Property is Glen Lake; a bit further is Langford Lake, and the Westhills neighborhood, affording myriad waterfront trails and recreational opportunities. On the south side of Langford Lake is the recently completed Westhills YMCA, City Centre Park, Eagle Ridge Community Centre, Westhills Arena, the recently upgraded Westhills Stadium (home of Pacific FC Soccer Team). Both an elementary and middle school are now under construction in the Westhills community. Single and ground-oriented townhouse development is ongoing to the south of the subject, and to the west is the Humpback Reservoir Recreational Area, tying into The Great Trans Canada Trail.

Situated at the northwestern end of the Capital Regional District, Langford effectively forms the gateway to Greater Victoria from upper Vancouver Island. With approximately 43,000 residents today, the population of the City of Langford has grown over 5% year over year, and over 20% in the last census. Permit activity remains strong as this growth continues, qualifying the City as the fastest growing municipality in British Columbia, one also known for its development-friendly and business-oriented approach.

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 11/20 no