

For Sale

**AVISON
YOUNG**

2350 & 2356 Sooke Road
Colwood, BC

34,821 sq. ft. Multifamily Development Site



Rendering for conceptual purposes only

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2350 & 2356 Sooke Road

Salient Details

LEGAL DESCRIPTIONS

2350 Sooke Rd:
LOT 4, SECTION 68, ESQUIMALT DISTRICT, PLAN
21735

2356 Sooke Rd:
LOT 5, SECTION 68, ESQUIMALT DISTRICT, PLAN
21735 EXCEPT PART IN
PLAN VIP71511

SITE AREA

34,821 square feet (0.76 acres)

ZONING

CD33 – 2350 Sooke Zone

Max FAR: 2.5:1
Max Height: 25 meters
Max Site Coverage: 50%

PROPERTY TAXES

\$ 17,377 (2025) total

ASKING PRICE

\$3,850,000 (\$44/BSF)

The Opportunity

Opportunity to acquire a zoned 6-storey (82 unit) mixed-use development site in Colwood, BC. The property comprises two adjoining parcels of land totaling 34,821 SF at the high-profile intersection of Sooke Road and Veterans Memorial Parkway.

Development Opportunity

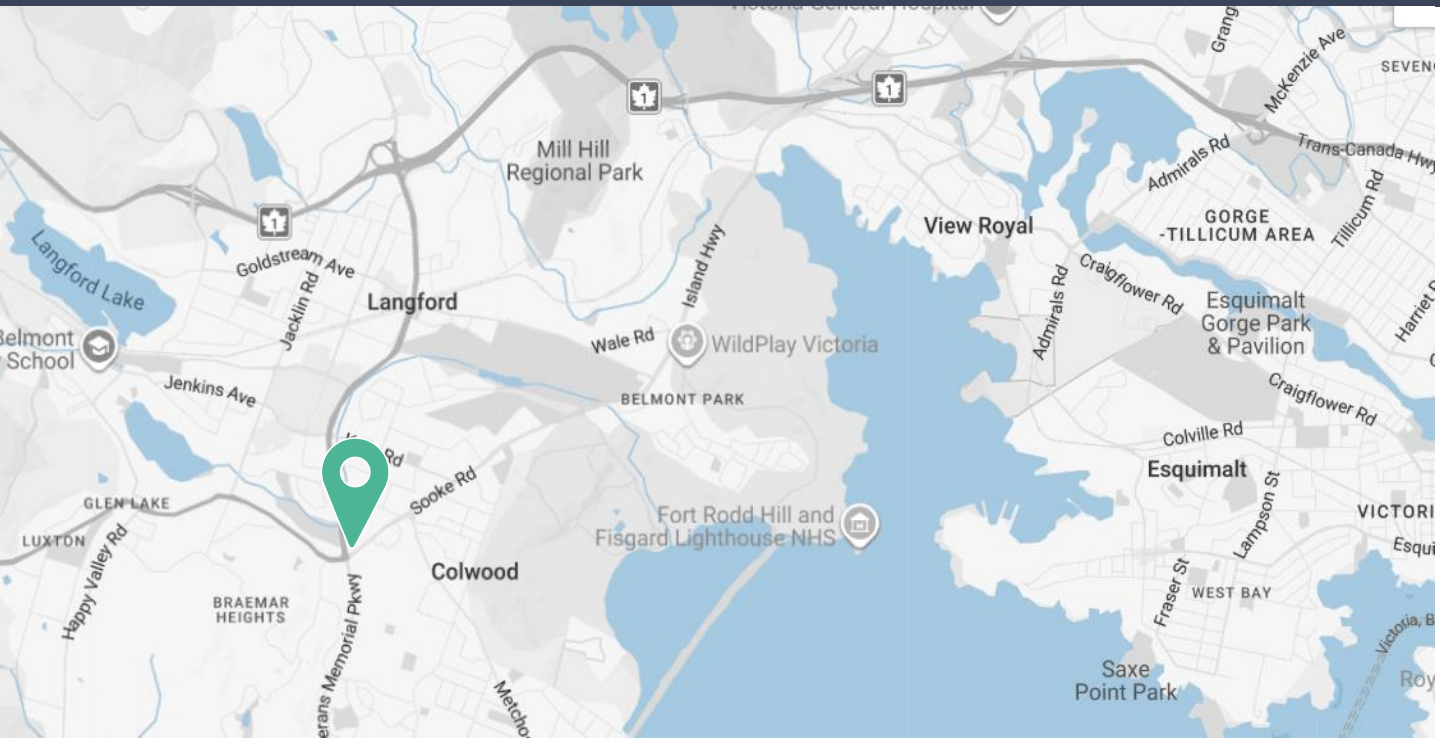
Site specific CD-33 zoning permits development of a six-storey building up to 2.5 FAR. A development permit application is ready for submission, proposing 83 residential units (strata or rental) and 916 SF of ground-floor commercial space.

A well-balanced unit mix features units ranging from 607 SF to 1,063 SF, with an average of 840 SF. A three-level partially exposed parkade provides 147 vehicle stalls, along with bicycle stalls and storage / mechanical rooms.

Alternatively, with site specific zoning already in place a developer may opt to alter the plans.



Location



Offering Process

Prospective purchasers are invited to submit offers to purchase through the listing agents for consideration by the Vendor. Offers will be considered on a first come, first serve basis. To receive access to the Avison Young virtual data room, please request a confidentiality agreement from the listing agents.

Contact Us

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