

For Sale

2103 Townsend Road, Sooke BC



Zoned Multi-Family Site in Sooke's Downtown Core with Holding Income

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**AVISON
YOUNG**

2103 Townsend Road, Sooke BC

Salient Details

LEGAL DESCRIPTION

LOT 9, Section 10, Sooke District, Plan 5865

SITE AREA

15,246 SF

CURRENT IMPROVEMENTS

Single family residence comprised of 2 bedrooms, one bathroom and 1,196 square feet of finished area. Built in 1961, the residence is currently rented for \$2,950 per month.

ZONING

RM-5, Town Centre Apartment

OFFICIAL COMMUNITY PLAN

The District of Sooke is expected to release their updated OCP by the end of 2025. It is expected that the new OCP will be consistent with the zoning for the property with additionally density provisions up to 6 storeys.

PROPOSED DEVELOPMENT

15 apartment units with a mix of 1, 2, and 3 bedroom apartment units.

PROPERTY TAXES

\$3,654.00 (2025)

ASKING PRICE

\$1,050,000.00

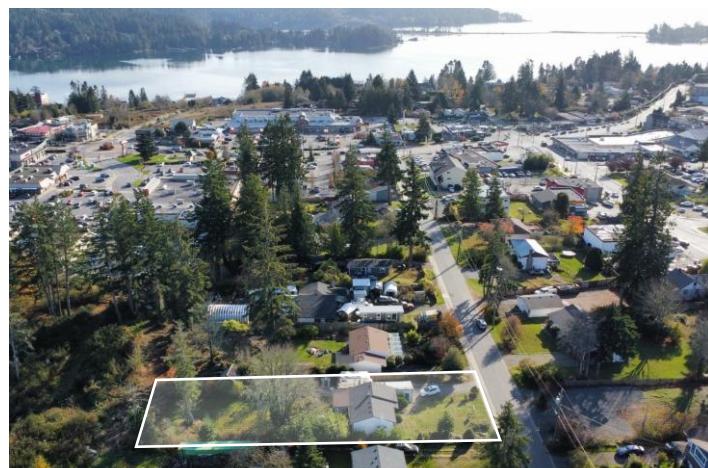
Overview

Strategically located in the vibrant Sooke town core, this 15,246 sq ft property offers outstanding redevelopment potential in one of Vancouver Island's fastest-growing seaside communities. The site is one block north of the Village Core and benefits from paved roads and sidewalks, backing on to park land and the library.

The property is currently improved with a rancher style single family dwelling. Recent improvements include a new roof three years ago, two year old heat pump and upgrades to the electrical and plumbing. There is a tenant in place which provides holding income as site redevelopment is advanced with the municipality.

Development Opportunity

Recently rezoned to RM-5, the zoning and OCP designation both support higher density development, making the property ideally positioned for redevelopment. With new housing and commercial projects emerging all around Townsend Road, this property sits in the path of progress, just steps to shopping plazas, restaurants, parks, transit, and the Sooke Harbour.



Rezoning Application Rendering



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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