

\$2,200,000 - 1919 Sooke Rd, Colwood

MLS® #1012419

\$2,200,000

2 Bedroom, 1.00 Bathroom, 1,252 sqft

Residential on 0.53 Acres

N/A, Colwood, BC

PRIME DEVELOPMENT SITE in Colwood Corners neighbouring new residential & commercial mixed use development opposite the prestigious Royal Colwood Golf course, positioned on the Transit Growth Corridor. ALL restrictive covenants have been REMOVED and site is now ready for your proposed development. This is the heart of Colwood with recreational facilities, shopping, arena, Galloping Goose trail, transit and Esquimalt Lagoon close by. The lot is 23,458sqft zoned R1 however the OCP is designated Colwood Corners permitting a maximum FAR of 4.5. The municipality is focusing the highest density along the Sooke Road, Goldstream and Wale Road corridor with recent approvals in excess of 30+ story buildings. The property offers approximately 195'83 feet frontage along Colwood Crescent and 99'76 feet frontage along Sooke Road with rear road frontage. NOTE: 3 to 4 story townhomes will not be supported by the municipality. The seller and his tenant will rent back at market rates for an agreed term.

Built in 1952

Essential Information

MLS® #	1012419
Price	\$2,200,000
Bedrooms	2
Bathrooms	1.00



Square Footage	1,252
Acres	0.53
Year Built	1952
Type	Residential
Sub-Type	Land
Status	Active

Community Information

Address	1919 Sooke Rd
Area	Co Colwood Corners
Subdivision	N/A
City	Colwood
County	Capital Regional District
Province	BC
Postal Code	V9B 1W1

Amenities

Utilities	Cable Available, Compost, Electricity Available, Electricity To Lot, Garbage, Natural Gas Available, Phone Available, Recycling
Parking Spaces	20
Parking	Additional, Attached, Driveway, Garage, Guest, Open, RV Access/Parking
# of Garages	1
# of Kitchens	1

Interior

Interior Features	Dining Room, Eating Area, Storage
Appliances	Dryer, F/S/W/D, Oven/Range Electric, Range Hood, Refrigerator, Washer
Heating	Forced Air, Oil
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Exterior

Exterior Features	Balcony/Patio, Fencing: Partial, Garden, Lighting, Low Maintenance Yard
Roof	Asphalt Shingle

Construction	Frame Wood, Glass
Foundation	Poured Concrete
Additional Information	
Date Listed	August 30th, 2025
Days on Market	66
Office	Macdonald Commercial Real
Zoning	R1

Listing Details

Listing Office	Macdonald Commercial Real Es
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