

FOR SALE

Industrial Building Owner-Occupier Opportunity

7450 Butler Road
Sooke Industrial Park



- ▶ 22,255 Sq. Ft. industrial building
- ▶ 21'-40' ceiling height
- ▶ 16'W x 18'H grade level door
- ▶ 400 amp, 3 phase power

- ▶ Fully fenced
- ▶ Zoning allows for a wide range of uses
- ▶ Leased to a National tenant but would vacate for owner-user

The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase an industrial building in the Sooke Industrial Park. The 22,255 sf building currently has a national tenant with a lease in place but would vacate should the building sell to an owner occupier. The property has excellent general industrial zoning which allows for a wide range of uses.

Lot 62

Civic Address	62 - 7450 Butler Road, Sooke, BC
PID	028-646-665
Legal Address	Strata Lot 26 Section 16 Otter Point District Strata Plan VIS7096
Land Size	33,105 Sq. Ft./ 0.76 Acres
Building Size	Upper: 3,285 Sq. Ft. Main: 18,970 Sq. Ft. Total: 22,255 Sq. Ft.
Basic Construction	Steel with Fabric Roof
Door	16'W x 18'H Grade Level Door
PRICE	\$2,250,000
PRICE/SF	\$101 PSF

Zoning

M-SBP Sooke Business Park Industrial Zone

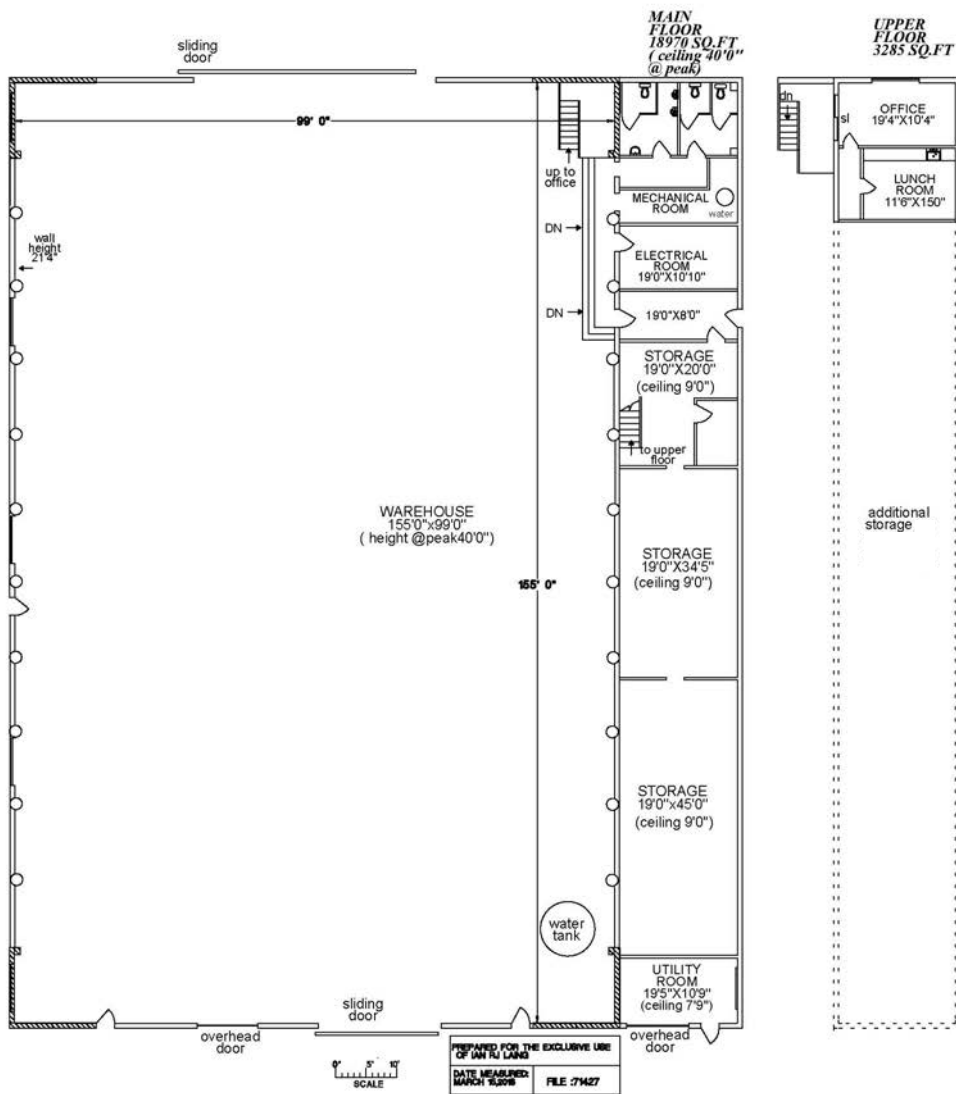
Uses permitted but not limited to:

- **General Industrial Uses**
- Business office and support services
- Athletic facilities
- Drive-in theatres
- Vehicle sales/rentals
- Auction rooms and places
- Unenclosed storage
- Retail sales of building and landscape supplies
- Retail sales accessory to a principal industrial use
- One dwelling unit for the use of a caretaker accessory to principal use
- **Intensive agriculture - Medical Marijuana Production**



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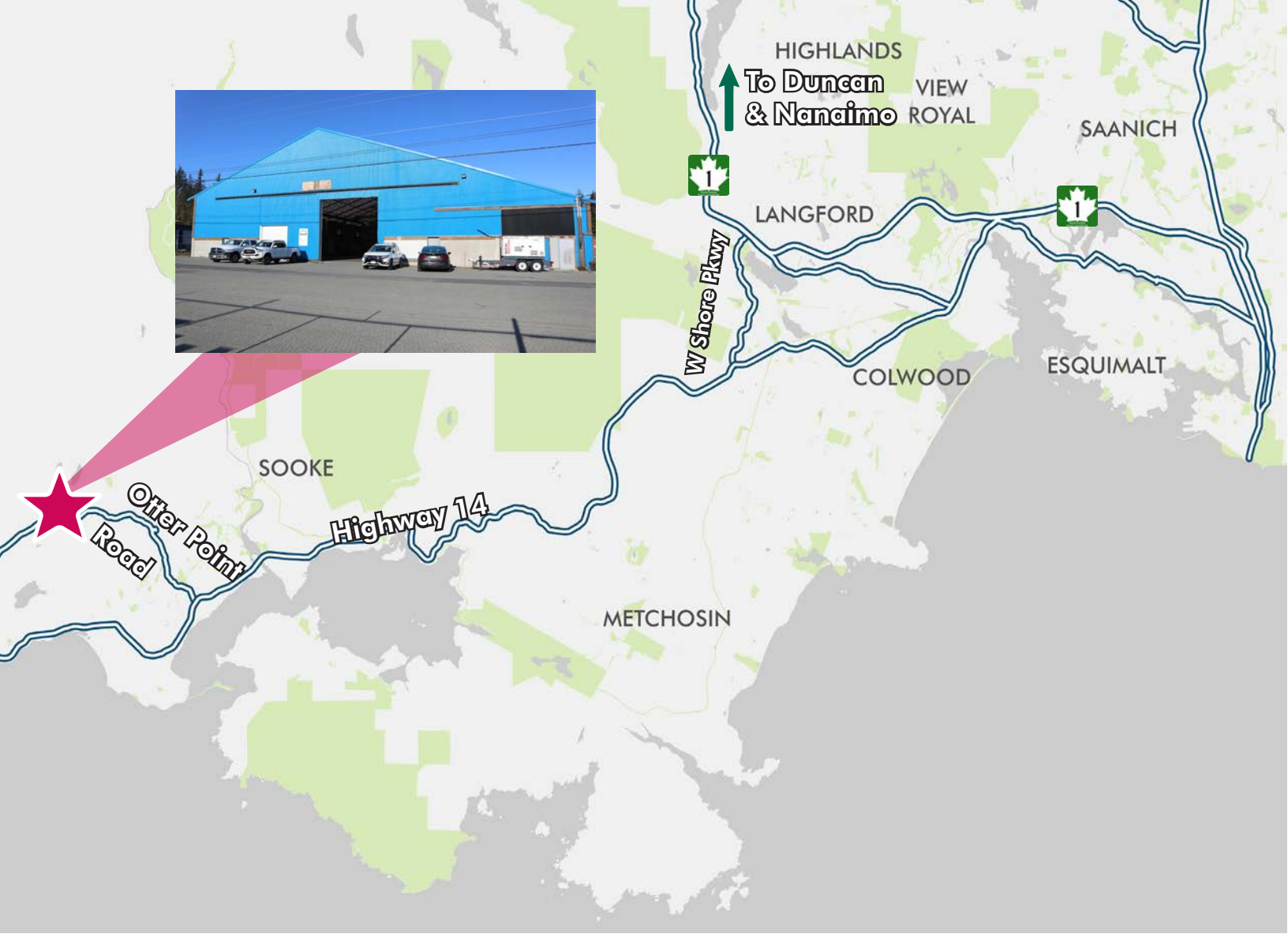
Floor Plan - #62



- 18,970 Sq. Ft. on main level
- 3,285 Sq. Ft. of office and additional storage on the upper floor
- Male/ Female washrooms
- Staff lunch area



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The Location

Sooke Industrial Park is located just 5 minutes from Sooke's Downtown Core, and 30 minutes to Langford. The property provides easy access to the Highway 14, offering easy servicing of Langford, up-island and the surrounding municipalities that make up the Westshore. Businesses in the Sooke Industrial Park include West Coast Super Storage, Northern Board, and Sooke Soil & Landscape Ltd.

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