

FOR SALE

Industrial Building & Land

Owner-Occupier/ Investment Opportunity

7450 Butler Road
Sooke Industrial Park



- ▶ 22,255 Sq. Ft. industrial building and/ or 1 vacant lot
- ▶ Adjacent 31,798 Sq. Ft. vacant lot
- ▶ 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
- ▶ 6.7% return on asking price

The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase an industrial building and land in the Sooke Industrial Park. One property has a 22,255 sf building on .76 acres of land and the adjacent lot is 31,798 sf (.73 acres) and is vacant. The building currently has a national tenant with a lease in place but would vacate should the building sell to an owner occupier. Both properties have excellent general industrial zoning which allows for a wide range of uses.

Lot 62

Civic Address

PID

Legal Address

Land Size

Building Size

Basic Construction

Door

Term

PRICE

CAP RATE

62 - 7450 Butler Road, Sooke, BC
028-646-665

Strata Lot 26 Section 16 Otter Point
District Strata Plan VIS7096

33,105 Sq. Ft./ 0.76 Acres

18,970 Sq. Ft. + 3,285 Sq. Ft.
on upper floor

Steel with Fabric Roof

16'W x 18'H Grade Level Door

December 31, 2023

\$2,250,000

6.7%

Zoning

M-2 General Industrial

Uses permitted but not limited to:

- **General Industrial Uses**
- Offices accessory to the principal use
- Drive-in theaters
- Vehicle sales/ rentals
- Equipment sales/ rentals
- Bulk fuel sales
- Auction rooms and places
- Retail sales of lumber and/or building supplies
- Gravel processing
- One dwelling per unit for the use of a caretaker
- Unenclosed storage
- **Intensive agriculture - Medical Marijuana Production**

Lot 64

Civic Address

PID

Legal Address

Land Size

PRICE

64 - 7450 Butler Road, Sooke, BC
028-646-673

Strata Lot 27 Section 16 Otter Point
District Strata Plan VIS7096

31,798 Sq. Ft./ 0.73 Acres

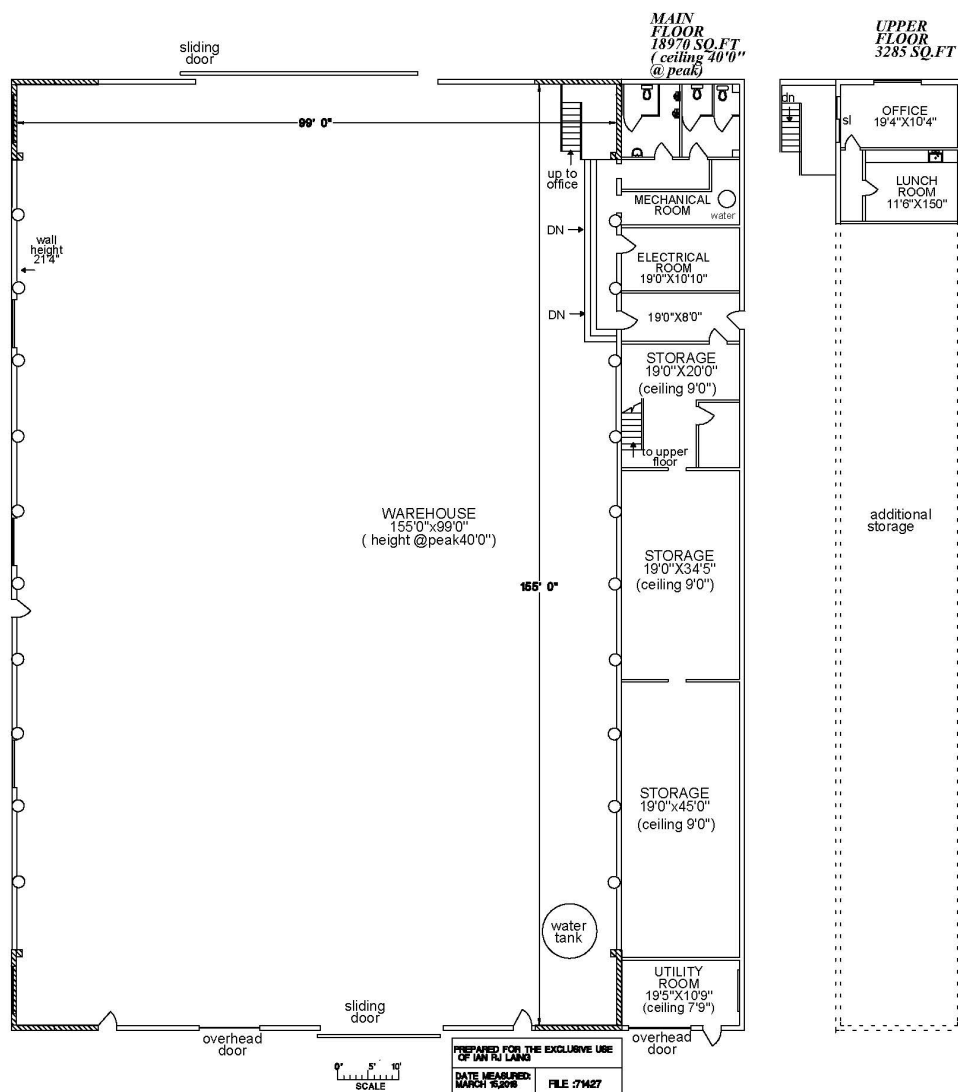
\$550,000

7450 Butler Road

Sooke Industrial Park

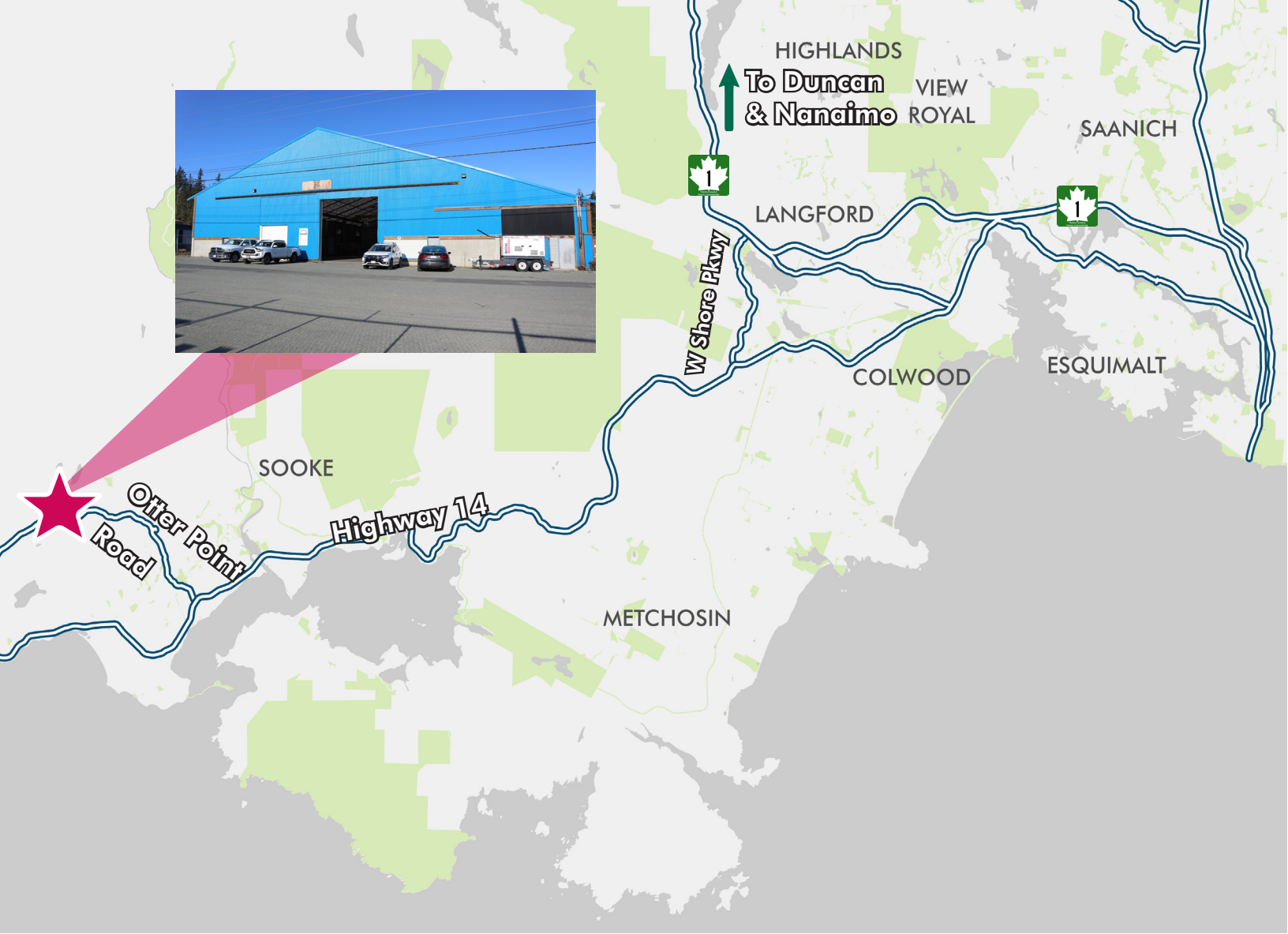


Floor Plan - #62



- 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





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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VICTORIA

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