

# 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

<b>Civic Address</b>	62 - 7450 Butler Road, Sooke, BC
<b>PID</b>	028-646-665
<b>Legal Address</b>	Strata Lot 26 Section 16 Otter Point District Strata Plan VIS7096
<b>Land Size</b>	33,105 Sq. Ft./ 0.76 Acres
<b>Building Size</b>	18,970 Sq. Ft. + 3,285 Sq. Ft. on upper floor
<b>Basic Construction</b>	Steel with Fabric Roof
<b>Door</b>	16'W x 18'H Grade Level Door
<b>Term</b>	December 31, 2023
<b>PRICE</b>	<b>\$2,250,000</b>
<b>CAP RATE</b>	<b>6.7%</b>

## Lot 64

<b>Civic Address</b>	64 - 7450 Butler Road, Sooke, BC
<b>PID</b>	028-646-673
<b>Legal Address</b>	Strata Lot 27 Section 16 Otter Point District Strata Plan VIS7096
<b>Land Size</b>	31,798 Sq. Ft./ 0.73 Acres
<b>PRICE</b>	<b>\$550,000</b>

## Zoning

### M-2 General Industrial

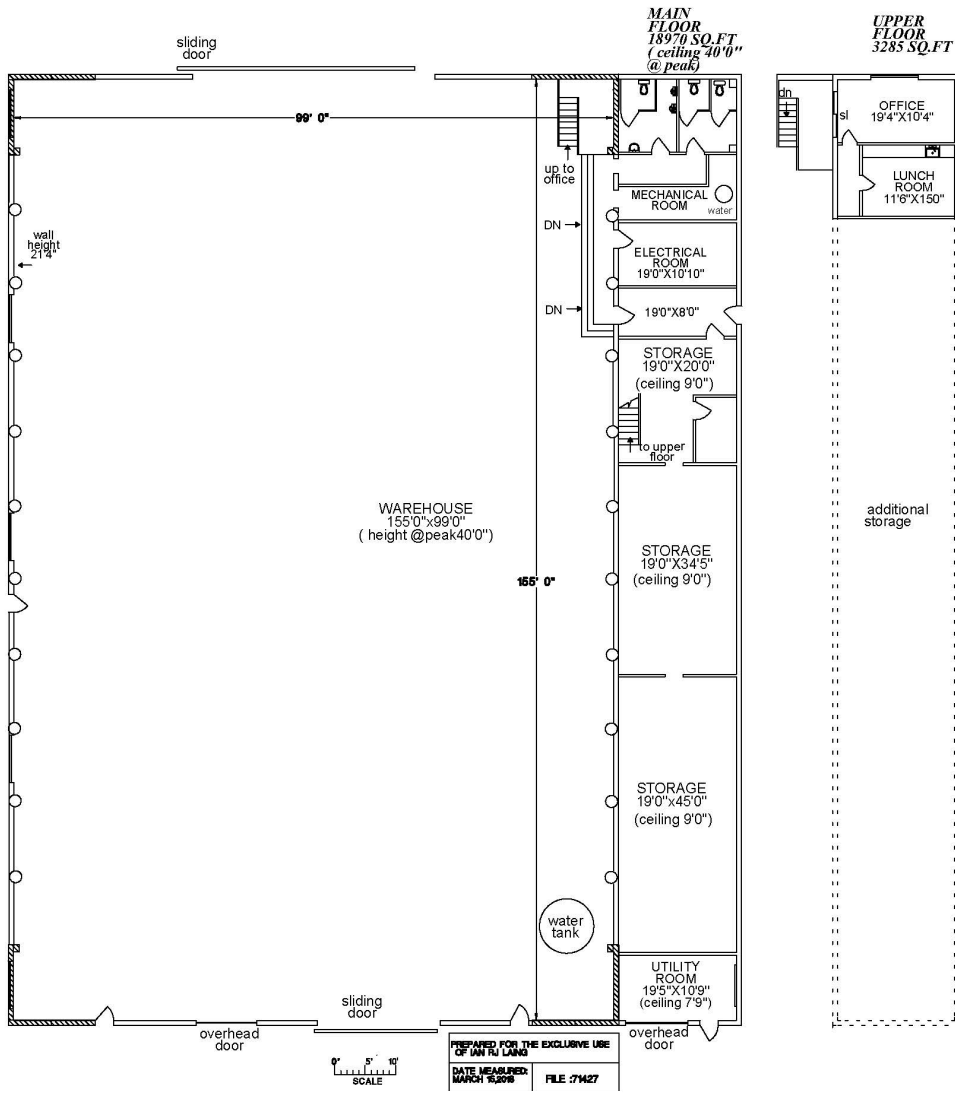
Uses permitted but not limited to:

- **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**



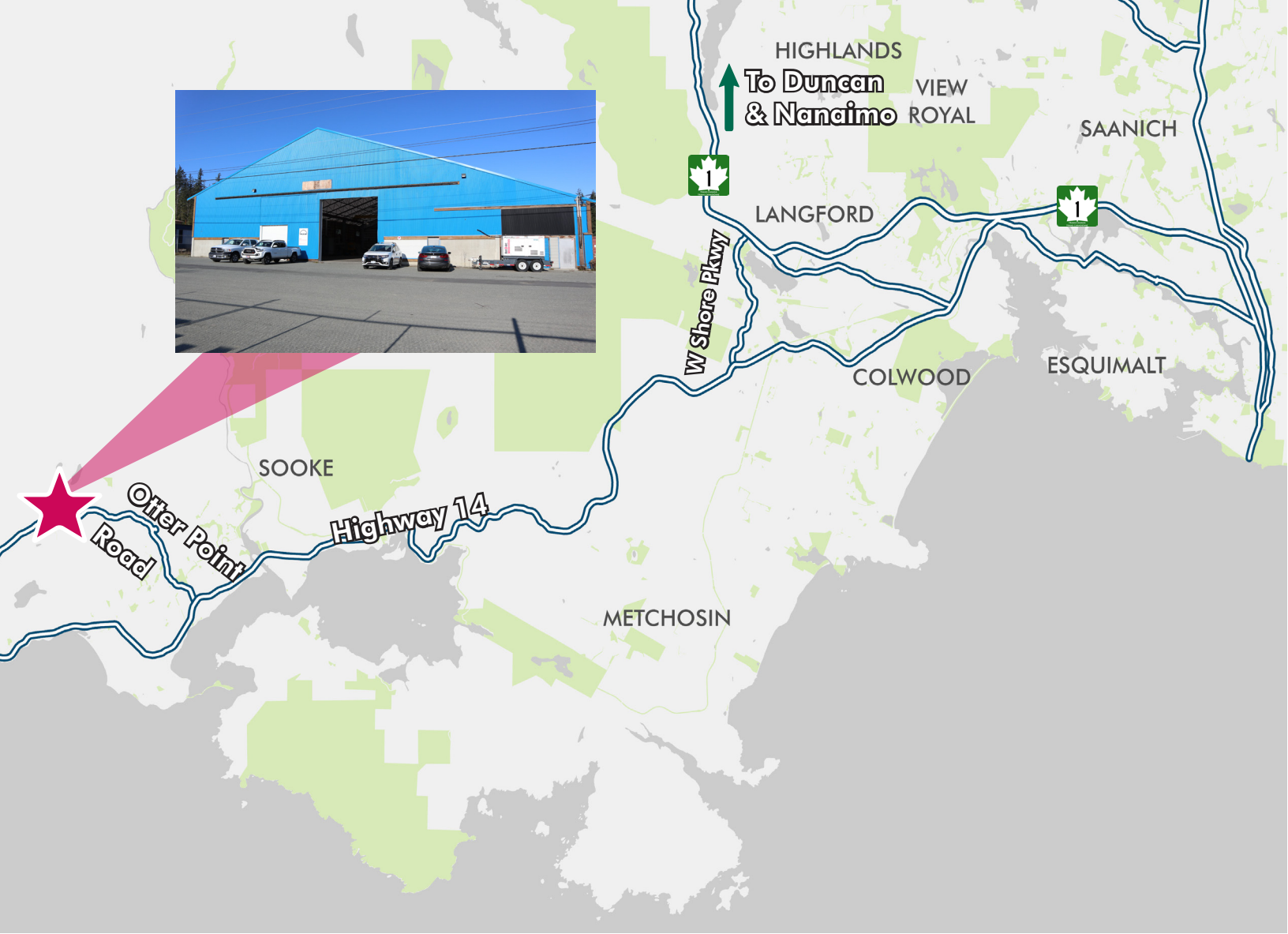


# Floor Plan - #64



- 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.

## CONTACT US

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