

FOR SALE

2 Approved Subdivisions in a Master Planned Community



2600 Nickson Way | Sooke, BC

- ▶ Preliminary lot approval
- ▶ 23 fee simple lots & 21 bare land strata lots
- ▶ Total of 8.82 acres of land
- ▶ Lot sizes range from 4,761 - 12,629 Sq. Ft.
- ▶ Sewer fees paid
- ▶ All services to the lot (hydro, water & sewer)
- ▶ Panoramic ocean and mountain views
- ▶ Larger lot sizes than the competition
- ▶ Best planned community/care awards (2010)
- ▶ 5.8 km trail system and 111 acres parkland

The Opportunity

The Investment Properties Group is pleased to present the opportunity to acquire 23 fee simple lots and/or 21 bare land strata lots located in the growing community of Sunriver Estates. The site is 8.82 acres with lots ranging from 4,761 - 12,629 Sq. Ft., many with ocean and mountain views. This residential development includes a 5.8 km trail system along two rivers with 111 acres of parkland and walking distance to amenities such as the Seaparc Leisure Complex.

The Details

Civic Address

2600 Nickson Way, Sooke, BC

PID

004-621-131

Legal Address

Lot 1 Plan VIP13674 Section 29 Land District 55 Except Plan VIP75447 & EXC PL VIP76938, VIP80698, VIP83653, VIP85291, VIP87411, VIP87938, EPP30466, EPP45275, EPP53708 & EPP73358 & EPP80307

Land Size

8.82 Acres/ 384,199 Sq. Ft.

Part A:

of Lots

23 Fee Simple Lots

PRICE

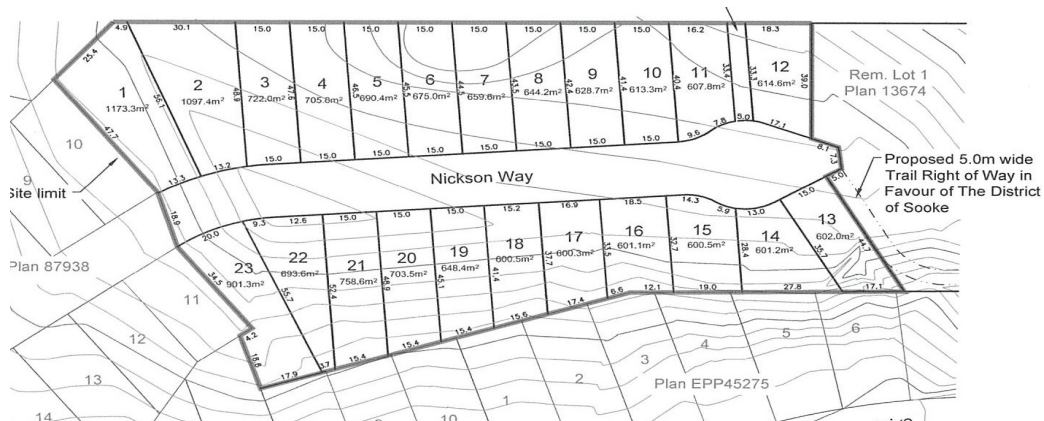
\$3,600,000

Lot Sizes

6,462 - 12,629 Sq. Ft.

PRICE/ LOT

\$156,522



Part B:

of Lots

21 Bare Land Strata Lots

PRICE

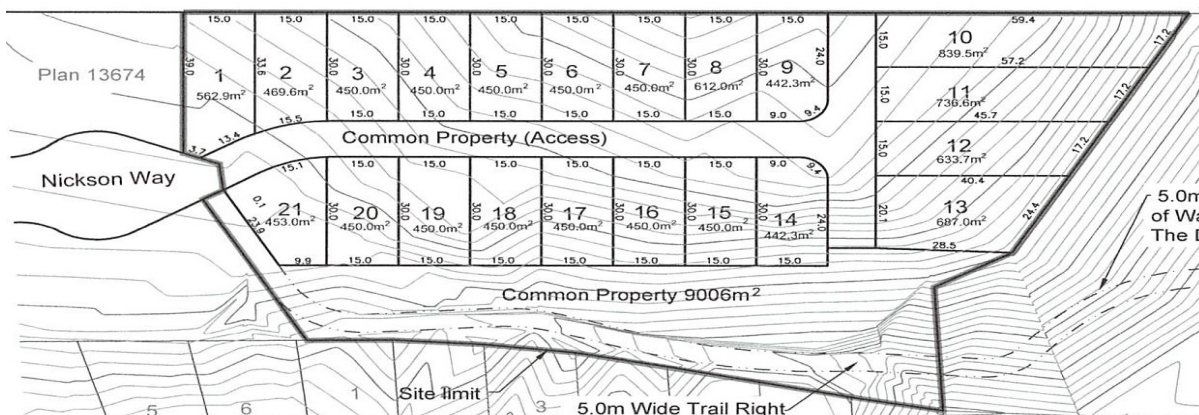
\$2,000,000

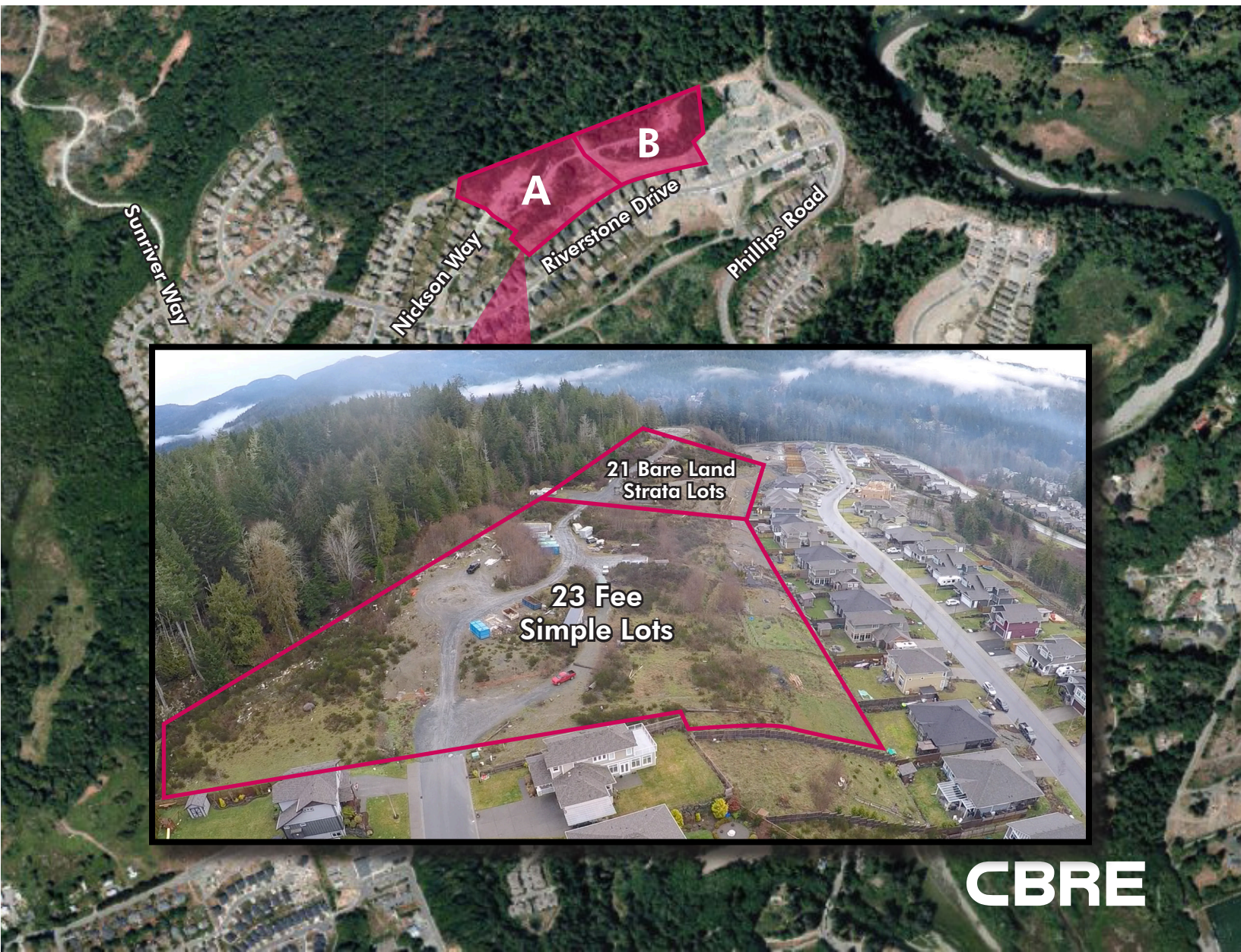
Lot Sizes

4,761 - 9,036 Sq. Ft.

PRICE/ LOT

\$95,238





CBRE



About the Neighbourhood

- ▶ 35 minutes from Downtown Victoria
- ▶ 2 minutes from downtown Sooke
- ▶ Midway between Port Renfrew and Victoria
- ▶ Just off highway 14/ Sooke Road
- ▶ 5.8 km trail system and 111 acres parkland
- ▶ Near the Galloping Goose Regional Trail
- ▶ Hiking, golfing, scuba diving, world class fishing, surfing, biking and kayaking activities in the immediate area
- ▶ Seaparc Leisure Complex within walking distance offering a variety of recreational activities for all ages



CONTACT US

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0005
chris.rust@cbre.com

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0004
ross.marshall@cbre.com

www.cbrevictoria.com | CBRE Limited
1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

INVESTMENT PROPERTIES GROUP
VICTORIA

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