

# 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
- ▶ Purchase can be phased
- ▶ 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 in size and the project can be developed in phases. The property has ocean and mountain views with lots ranging from 4,761 - 12,629 Sq. Ft. 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.

**PRICE**

**\$4,500,000**

**PRICE/ LOT**

**\$102,273**

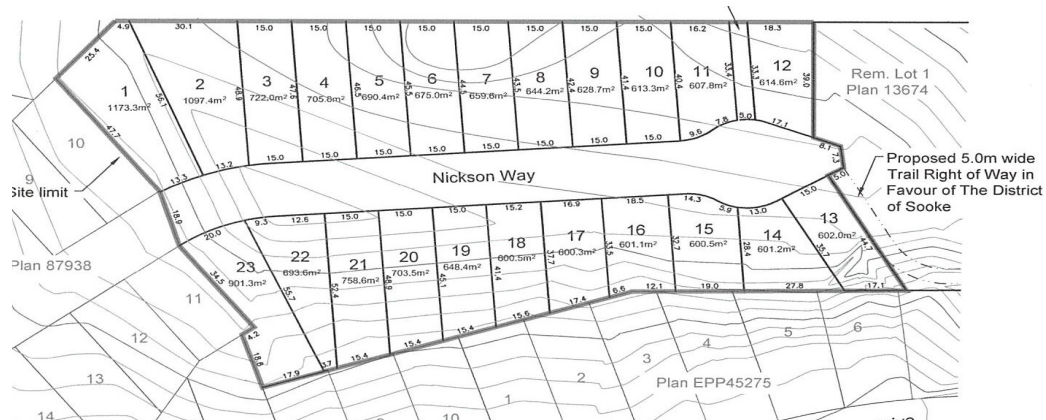
## Part A:

**# of Lots**

23 Fee Simple Lots

**Lot Sizes**

6,462 - 12,629 Sq. Ft.



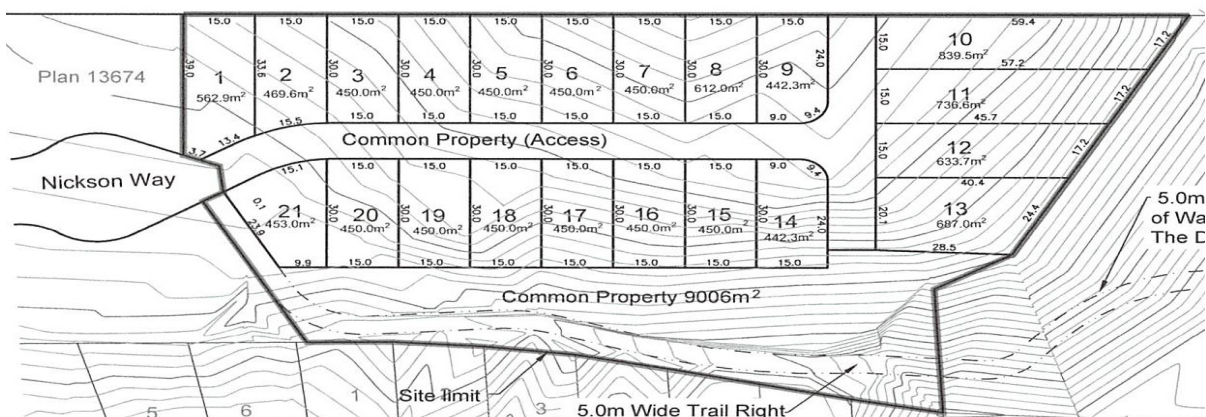
## Part B:

**# of Lots**

21 Bare Land Strata Lots

**Lot Sizes**

4,761 - 9,036 Sq. Ft.







**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

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VICTORIA

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