



6809
Grant Road

FOR SALE

Residential Development Site Steps to Sooke's Town Centre

- ▶ 2.36 Acres (102,802 Sq. Ft.) of fully serviced land
- ▶ Zoned for up to 47 units
- ▶ Zoned to allow medium density multifamily (townhome, duplex, small lot...)
- ▶ Opportunity to develop among other significant residential and commercial growth
- ▶ Located in the waterfront community of Sooke
- ▶ Scenic, rural neighbourhood with an abundance of amenities at your doorstep

The Opportunity

The CBRE Investment Properties Group is pleased to present the opportunity to purchase 2.36 acres of development land in Downtown Sooke. The property is surrounded by several proposed, approved and under construction developments with the vision to densify and revitalize the District of Sooke. Located in the community residential area in the Official Community Plan, the area is looking to support a variety of housing types to surround the Town Centre.

Property Details

| | |
|----------------------|---------------------------------------------------|
| Civic Address | 6809 Grant Road Sooke, BC |
| PID | 013-049-721 |
| Legal Address | Lot A Plan VIP48013 Section 3 Land District 55 |
| Land Size | 2.36 Acres/102,802 Sq. Ft. |
| PRICE | \$1,650,000 |

6809
Grant Road

West Wind Harbour

Under Construction
34 Unit Cohousing Condo Building



The Residences on Sooke Harbour

Under Construction
24 Unit Condo/Commercial Building



The Ayre Downtown

Under Construction
10 Unit Townhouse Development



Merchant's Landing

Approved
5 Storey Condo/Commercial Building



Notts Brook

Approved
127 Lot Subdivision



Approved
Small Lot Residential
and Medium Density
Multifamily



Zoning & Land Use

Zoning

Uses permitted but not limited to:

RM2 - Medium Density Multi Family 2

- Apartment or condo building
- Assisted living facility
- Duplex
- Cluster dwelling units
- Townhouse
- Accessory use: Limited home-based business

Density

50 Dwelling units/ha

Height

- Principal Buildings: 20m
- Accessory Buildings: 9 m

Lot Coverage

45%

Amenity Area

Minimum 8% of the lot area must be developed as amenity area for residents



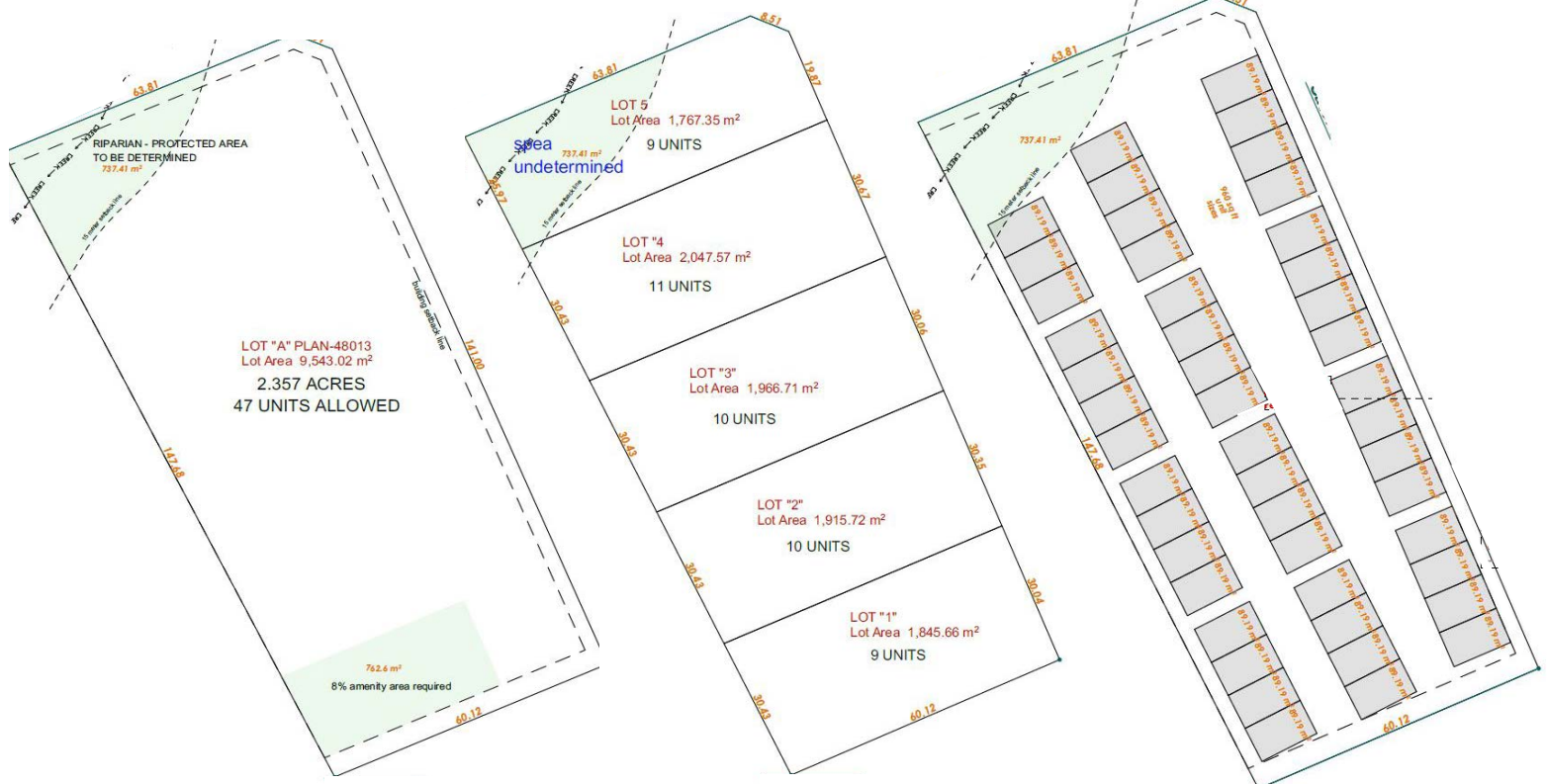
5 Minutes to Evergreen Centre

Concept Plans

2.36 Acres
47 Units Allowed
Under Existing Zoning

Subdivision of Existing
Lot to 5 Lots with
49 Unit Capacity

47 Multi-storey
Townhouses



3 Minutes to Sooke Brewing Company



7 Minutes to Fishing in Sooke BC





**23 Minutes to
Downtown Langford**

**40 Minutes to
Victoria**

**6309
Grant Road**

**John Phillips
Memorial Park**

Grant Road

**Root 14
Bistro**

**Mom's
Cafe**

**Sooke
Community
Hall**

PETRO-CANADA

**Westcoast
Natural
Health Foods**

PHARMASAVE

Otter Point Road

Sooke Road

**Root 14
Bistro**

A&W

CIBC

**Village Food
Markets**

**WF
WESTERN
FOOD**

SUBWAY

ALDI

BC LIQUORSTORE

RBC

**Proposed
Mixed Use
City Centre**

The Location

The property is located in the District of Sooke, a beautiful waterfront neighbourhood within Greater Victoria. The development land borders the Town Centre with numerous amenities including grocery, local restaurants, breweries, pharmacy, boutique shops and more. The property is approximately 23 minutes to Downtown Langford and 48 minutes to Downtown Victoria. Sooke is known for its numerous outdoor activities with several hiking and biking trails, kayaking and boating through Sooke Harbour and Sooke Basin and weekly farmers markets.

Contact Us

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INVESTMENT PROPERTIES GROUP
VICTORIA

CBRE

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