



**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

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

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**Merchant's Landing**  
Approved  
5 Storey Condo/Commercial Building



**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



Approved  
Small Lot Residential  
and Medium Density  
Multifamily

**Notts Brook**  
Approved  
127 Lot Subdivision



# 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



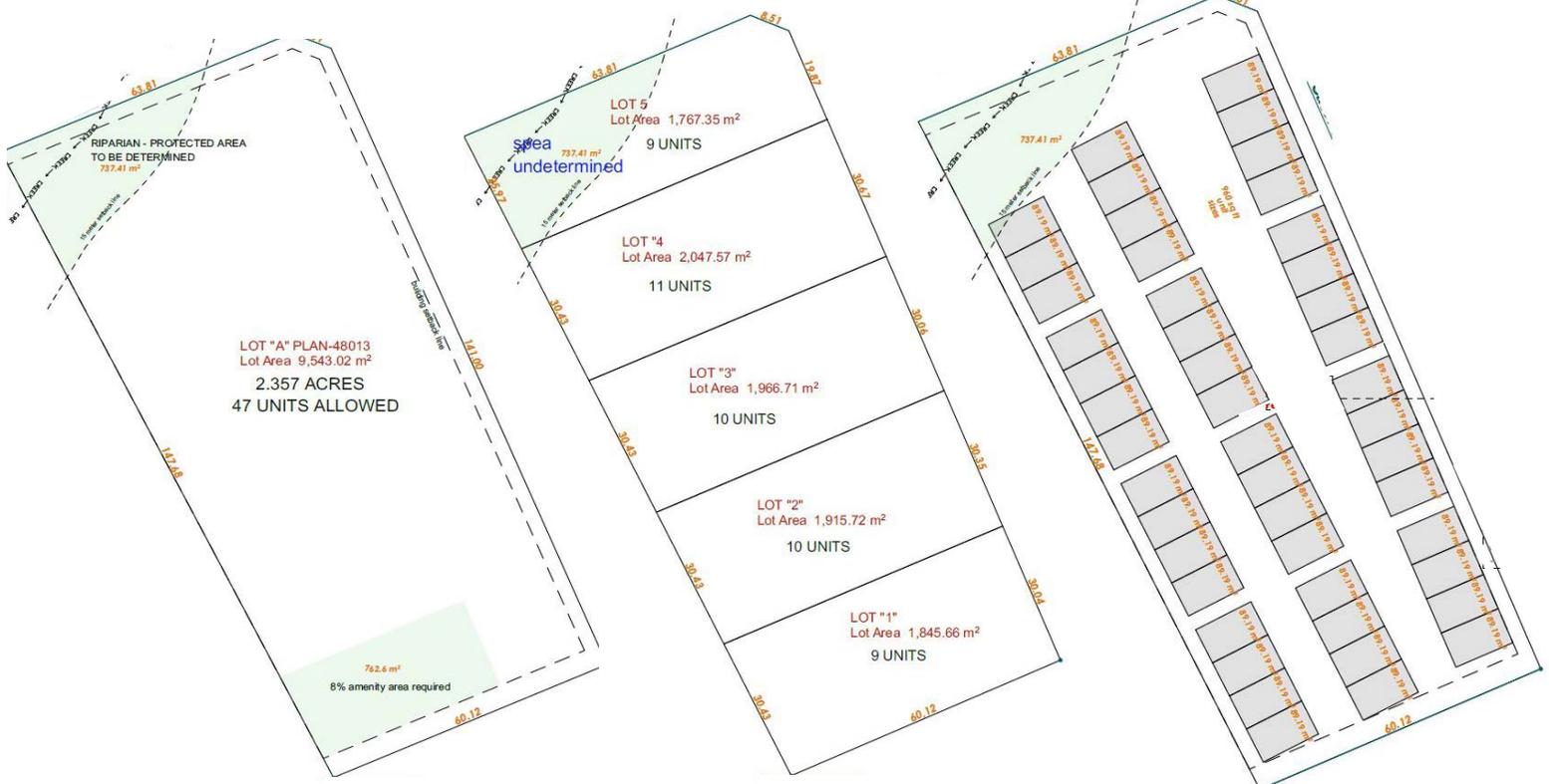
5 Minutes to Evergreen Centre

# 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



## 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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 VICTORIA

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