

# FOR SALE

## Luxurious Oceanfront Office/Retail Strata Units



# The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase two strata retail/office units located at the Sooke Harbour, steps to Downtown Sooke. Constructed with only the finest material, this premium real estate investment is scheduled for completion July 2021. Enjoy a work life balance by positioning your business in this active waterfront community.



# The Details

Civic Address	1820 Maple Avenue South, Sooke, BC
PID	030-726-808
Legal Address	Strata Lot 1 & 2 - Lot A Plan EPP
Zoning	C2 General Commercial
Year Built	2021
On-site Parking	Strata Lot 1: 3 Stalls Strata Lot 2: 4 Stalls
Heating	HVAC
Electrical	200 Amp Panel
Unit Size (Approx.)	Strata Lot 1: 650 Sq. Ft. Strata Lot 2: 1,400 Sq. Ft.
Strata Fees	Strata Lot 1: \$200/month Strata Lot 2: \$400/month

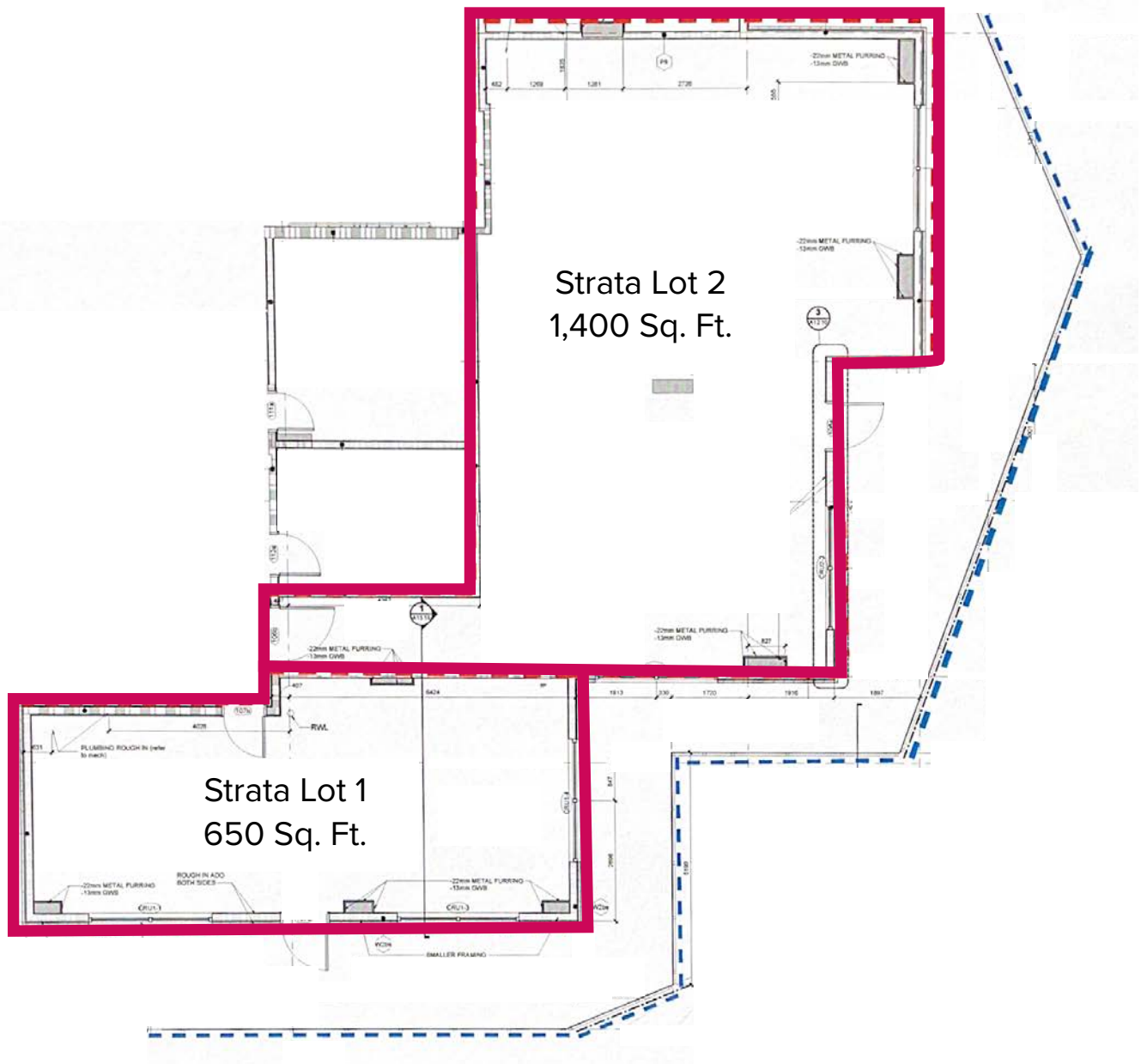
## PRICE

**Strata Lot 1: \$325,000**  
**Strata Lot 2: \$700,000**

Enjoy stunning harbour views through soaring windows and large glass-wrapped patios upfront...



# Floor Plans



Locate your business within a protected harbour in a bustling and fast-growing Vancouver Island community





25 Minutes to  
Downtown Langford

40 Minutes to  
Victoria



## The Location

Situated 70 feet from the sparkling waters of the Sooke Harbour, this property offers unobstructed views of the Salish Sea. Only steps to 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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V I C T O R I A

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