

FOR SALE

INDUSTRIAL STRATA LOTS

7450 BUTLER RD
SOOKE, BC



- ✓ Lots ranging from 11,334 SF up to 47,903 SF
- ✓ Lots are level and ready to build on
- ✓ Opportunity to own scarcely available industrial zoned land
- ✓ Ideal for owner-occupiers of light industrial or service commercial space
- ✓ Location provides for excellent access to the rapidly expanding West Shore communities of Greater Victoria
- ✓ Hwy 14 improvements underway to reduce commute times

THE OPPORTUNITY

The CBRE Victoria Investment Properties Group is pleased to present the opportunity to purchase 4 industrial strata lots in the Sooke Business Park located at 7450 Butler Road. The lots, which range in size from 11,334 SF up to 47,903, are flat and ready to build on. The property has excellent general industrial zoning which allows for a wide range of uses. Excellent vehicular access to Highway 14 allows for convenient servicing of Langford, up-island, and the surrounding Westshore municipalities.

PROPERTY DETAILS

Civic Address	7450 Butler Road Sooke, BC
PID	028-645-103
Legal Address	Lot A Plan VIP89031 Section 16 Land District 42 Except Plan VIS7096 (PHASE 1)
Zoning	M-SBP Sooke Business Park Industrial Zone
Lot Size	11,334 - 47,903 SF
Sewer	Connection to septic

ZONING

M-SBP Sooke Business Park Industrial Zone

Uses permitted but not limited to:

- ✓ General Industrial Uses
- ✓ Athletic facilities
- ✓ Vehicle sales/rentals
- ✓ Auction rooms and places
- ✓ Unenclosed storage
- ✓ Retail building/landscape supplies
- ✓ Accessory retail sales
- ✓ One dwelling unit for the use of a caretaker accessory to principal use
- ✓ Intensive agriculture - Medical Marijuana Production



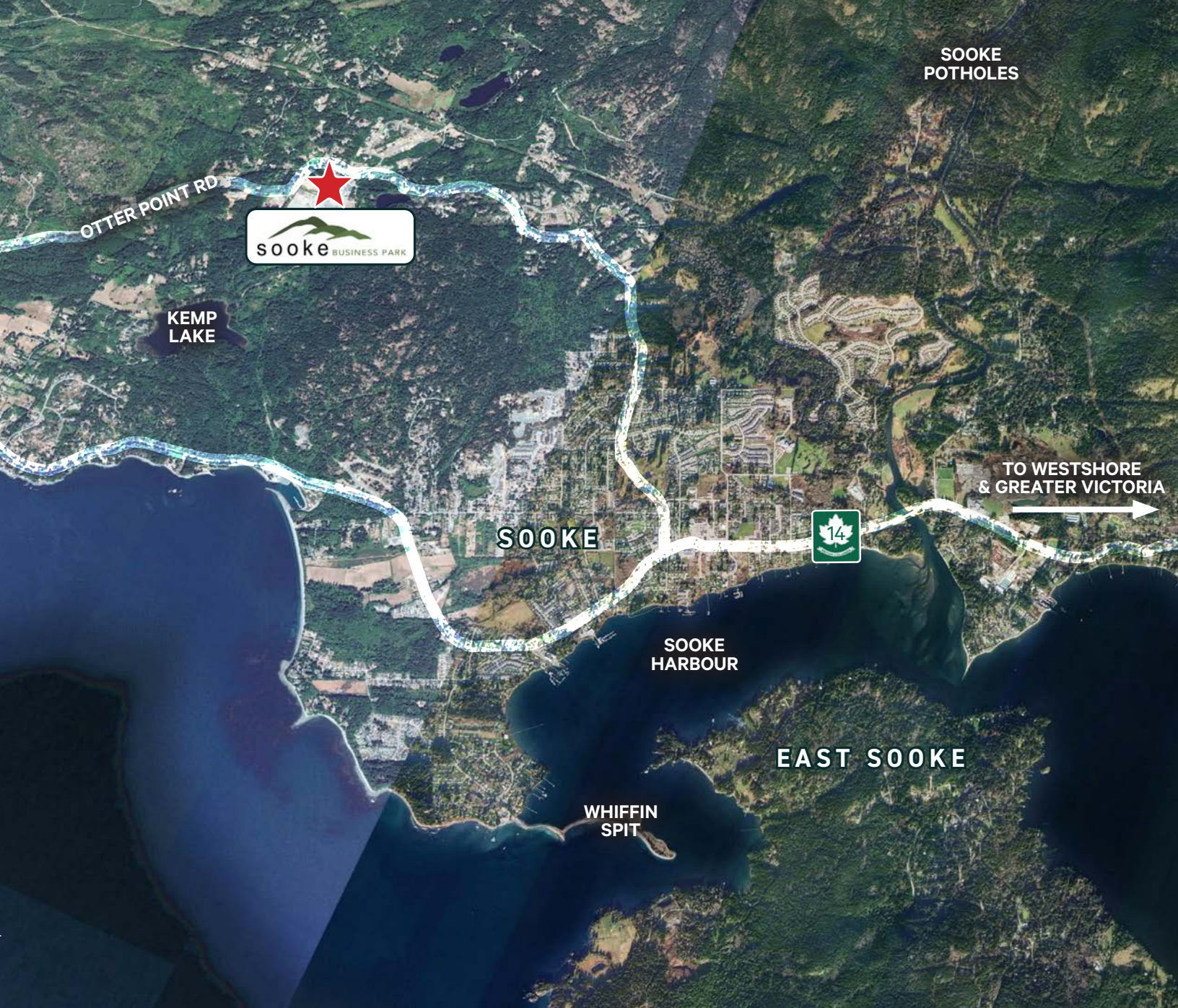


PRICE

Lot	SF	Price
31	11,334	\$410,000
32	11,367	\$399,000
33	11,367	\$399,000
34	13,835	\$450,000
Total	47,903	\$1,658,000

BUILD EXAMPLES





Northwest of Victoria, along the southwestern coast of Vancouver Island, lies the communities of Sooke. Linked by Highway 14, this growing community is known for its rugged coastlines, tall trees and unspoiled natural beauty. The town of Sooke is located just 40 minutes outside of Victoria and is even accessible by bike along the Galloping Goose Regional Trail. From local artisans, cafes and extensive parks and hiking trails, Sooke is a popular seaside getaway with developing industry.

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