

FOR
SALE

6809 GRANT RD W | SOOKE, BC

✓ APPROVED

29 Unit Townhome Development Opportunity

- ▶ 2.36 ACRE TOWNHOME SITE WITH ALL SERVICES TO LOT LINE
- ▶ APPROVED DEVELOPMENT PLANS FOR 29 TOWNHOMES
- ▶ LOCATED STEPS FROM SOOKE TOWN CENTRE & HARBOUR

DOWNTOWN SOOKE

PROPOSED SOOKE
TOWN CENTRE

SUBJECT PROPERTY

GRANT RD W

CBRE

INVESTMENT PROPERTIES GROUP
VICTORIA

The Offering

The CBRE Victoria Investment Properties Group is pleased to present the opportunity to purchase a fully zoned 2.36 acre residential site with approved development plans* for 29 well appointed townhome units. Located at 6809 Grant Rd W, steps from Sooke Town Centre, the Subject Property is directly adjacent to a full compliment of amenities as well as all of the scenic nature that has to Sooke offer. This optimal townhome site is situated amongst numerous residential and commercial projects in development and planning, with the surrounding area boasting excellent residential absorption rates and rapid growth.

- ▶ 2.36 Acres (102,802 Sq. Ft.) of land with all services to the lot line
- ▶ Approved development plans* in place for 29 well appointed townhome units with double car garages
- ▶ Opportunity to develop amongst other significant residential and commercial growth
- ▶ 1,143 new units with 3+ bedrooms needed in Sooke by 2026 according to Sooke's Housing Need Assessment
- ▶ Located in the second fastest growing community in Greater Victoria
- ▶ Scenic, waterfront neighbourhood with an abundance of amenities at your doorstep

Price: \$3,400,000

*Contact Agents for Further Details Regarding Development Plans.



6569 Sooke Rd

In Planning

91 Units + 7 Townhomes
16,000 SF of Commercial



6645 Sooke Rd

In Planning

2 Buildings / 6 Storeys
161 Residential Units



Proposed Sooke Town Centre

Mixed-Use Development
410,000+ SF of Land



The Residences on Sooke Harbour

Completed

24 Unit Mixed-Use



Notts Brook

In Planning

127 Lot Subdivision

SUBJECT PROPERTY

GRANT RD W

Approved

Small Lot Residential &
Medium Density Multifamily



SUBJECT PROPERTY

GATEWOOD RD

GRANT RD W

Details

Civic Address

6809 Grant Road W
Sooke, BC

PID:

031-552-242

Legal Address:

Lot A Plan VIP48013
Section 3 Land Dist. 55

Land Size:

2.36 Acres / 102,802 SF

Zoning:

RM2 - Medium Density
Multi Family 2

Uses Permitted, But Not Limited To:

- Apartment/Condo
- Assisted Living
- Duplex
- Cluster Dwelling Units
- Townhouse

Current Density:

50 Dwelling Units/Ha

Lot Coverage:

45%

OCP:

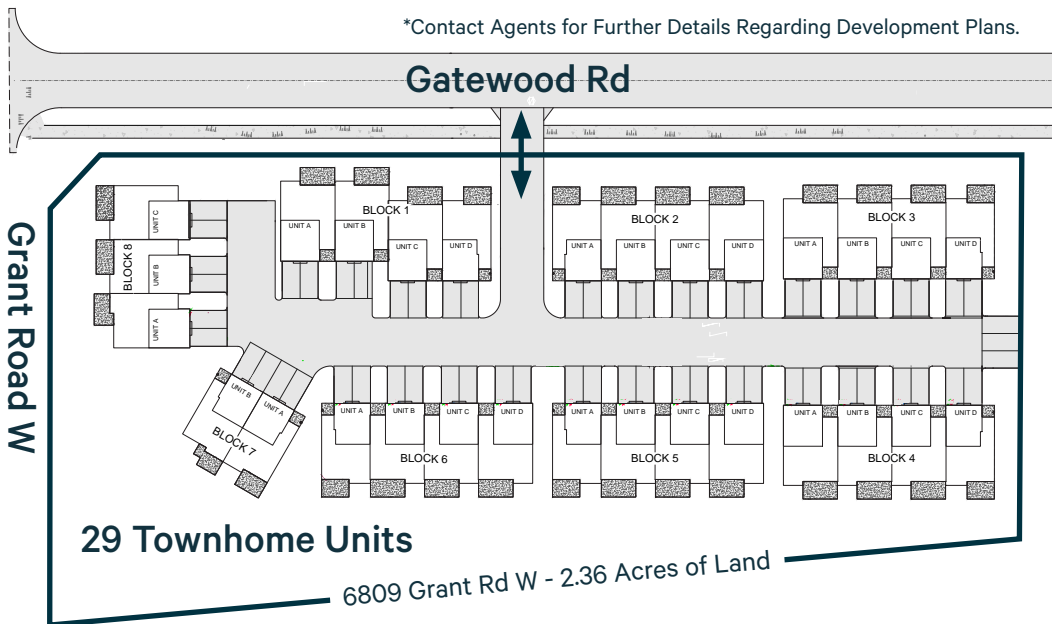
Community Residential

- 1.5:1 FSR
- 70 Units/Ha
- 3 Storeys Max

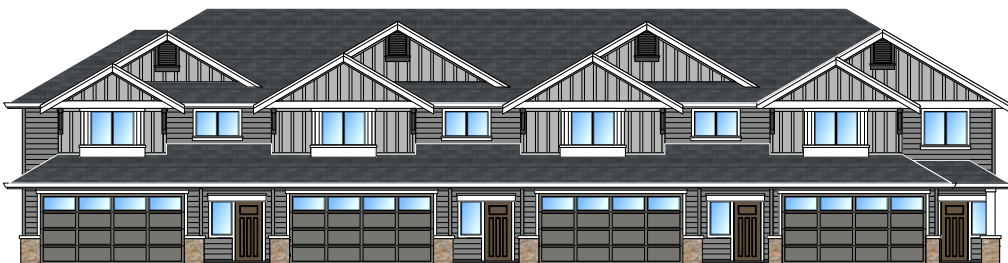
Site Plans

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Gatewood Rd



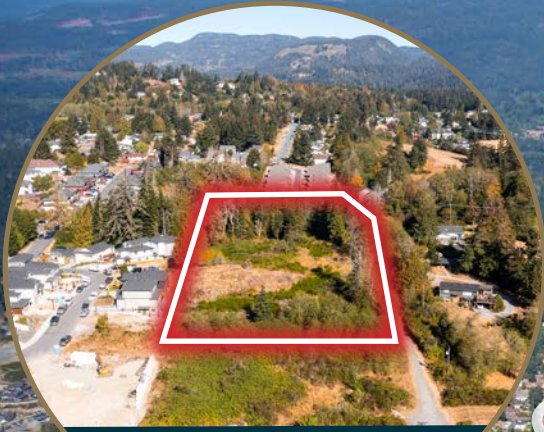
- ▶ Twenty-Seven 1,532 SF Townhomes with 380 SF Double Garages
- ▶ Two 1,418 SF Townhomes with 360 SF Double Garages (Block 7)
- ▶ Units feature 3 Beds / 3 Baths with Master Ensuites & Walk-In Closets
- ▶ Mature Trees Around Perimeter & Private Access from Gatewood Rd



*Example of a 4-unit townhome block build form

Sooke

The property is located in the District of Sooke, a beautiful waterfront neighbourhood and the second fastest growing community in 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.



Subject Property



Price: \$3,400,000

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29 Unit Townhome Development Opportunity

Contact

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