

FOR SALE

INVESTMENT PROPERTY WITH FUTURE DEVELOPMENT POTENTIAL

ACROSS FROM NEW PROPOSED MIXED-USE SHOPPING CENTRE

6731 West Coast Road | Sooke, BC



THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase a multi-building commercial Property with exceptional frontage in Sooke's Town Centre. 6731 West Coast Road consist of 20,474 SF (0.47 acres) of land across from the new proposed mixed-use shopping centre and steps from Sooke's primary commercial intersection. The existing Town Centre OCP designation permits a wide range of development opportunities. Investors will benefit from significant holding income from the tenanted warehouse, as well as the owner-operated car wash, while development plans are brought to fruition.

HIGHLIGHTS

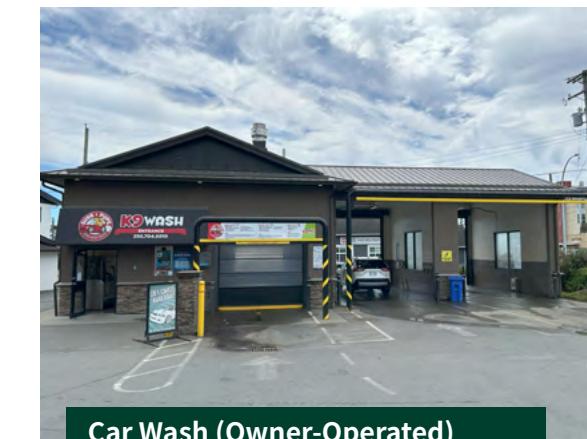
- + 20,474 SF / 0.47 acres of land & over 5,100 SF of total building area
- + Key frontage on West Coast Road (Highway 14) which is the primary artery of the Sooke corridor
- + Steps from Sooke's primary commercial intersection and across from new proposed Shopping Centre
- + Favorable Town Centre OCP designation provides opportunity for a wide range of development
- + In-place holding income from tenanted warehouse (Cloverdale Paint)
- + Includes Sooke's only operating car wash, which can be owner-operated or leased



PROPERTY DETAILS

Address: 6731 West Coast Road | Sooke, BC
PID: 003-789-411
Legal Desc.: LOT 1, PLAN VIP1536, SECTION 3, SOOKE LAND DISTRICT
Buildings: Warehouse: 3,217 SF (Approx.)
Car Wash: 1,900 SF (Approx)
Land Size: 20,474 SF
Zoning: C-2 Commercial
OCP: TC - Town Centre

Price: \$2,100,000



LAND USE CONTROLS

OCP Designation:
Designation: Town Centre
Density: 2.5 FAR
Built Form: • Multi-unit residential
• Mixed use
• Commercial

Conceptual Density Scenario:

Sooke's Draft OCP designates Town Centre development with densities of up to 2.5:1 FAR

2.5:1 FAR: 51,185 SF of Buildable Area
Price per Buildable: \$41 PBSF

OCP DESIGNATION	LAND USE	MAXIMUM HEIGHT	MAXIMUM DENSITY
Town Centre	Mixed-use residential and commercial	6 storeys	2.5 FAR 125 units per ha

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