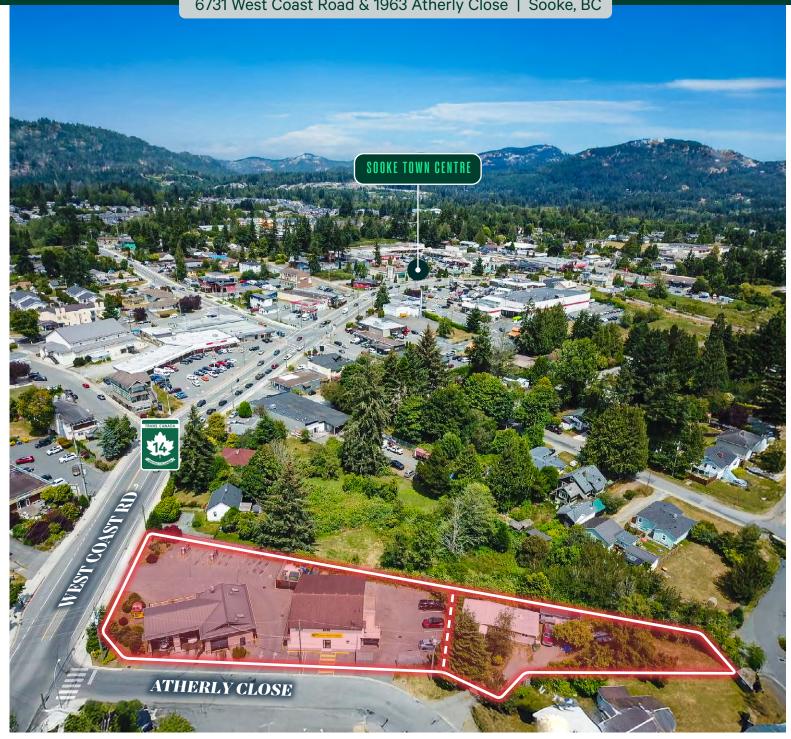
FOR SALE

INVESTMENT PROPERTY WITH **FUTURE DEVELOPMENT POTENTIAL**

ACROSS FROM NEW PROPOSED MIXED-USE SHOPPING CENTRE

6731 West Coast Road & 1963 Atherly Close | Sooke, BC



THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase two adjacent Properties in Sooke's Town Centre. The Properties (6731 West Coast Road & 1963 Atherly Close) consist of 29,970 SF (0.69 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 and single family dwelling, as well as the owner-operated car wash, while development plans are brought to fruition.

HIGHLIGHTS

- + 2 adjacent properties totalling 29,970 SF / 0.69 acres of land & approximately 6,000 SF of 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) and single family dwelling
- + 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

Address: 1963 Atherly Close | Sooke, BC

005-453-836 PID:

Legal Desc.: LOT B, PLAN VIP10119, SECTION 3, SOOKE LAND DISTRICT

Single Family Home:

Building: 880 SF (Approx.)

9,496 SF **Land Size:** R-1 Residential Zoning: OCP: TC - Town Centre





SOOKE TOWN CENTRE



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: 74,925 SF of Buildable Area

Price per Buildable: \$33.37 PBSF

Permitted Units: 35

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

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ACROSS FROM NEW PROPOSED MIXED-USE SHOPPING CENTER

6731 West Coast Road & 1963 Atherly Close | Sooke, BC SOOKE TOWN CENTRE Price: \$2,500,000

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