

**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

1

**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

2

**Address:** 1963 Atherly Close | Sooke, BC

**PID:** 005-453-836

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

**Building:** Single Family Home: 880 SF (Approx.)

**Land Size:** 9,496 SF

**Zoning:** R-1 Residential

**OCP:** TC - Town Centre

Price: \$2,500,000



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:** 74,925 SF of Buildable Area

**Price per Buildable:** \$33.37 PBSF

**Permitted Units:** 35

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



**FOR SALE**

# INVESTMENT PROPERTY WITH FUTURE DEVELOPMENT POTENTIAL

ACROSS FROM NEW PROPOSED MIXED-USE SHOPPING CENTER

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



**Price: \$2,500,000**

## EXCLUSIVE ADVISORS:

### Ross Marshall

Personal Real Estate Corporation  
Senior Vice President  
250 386 0004  
ross.marshall@cbre.com

### Chris Rust

Personal Real Estate Corporation  
Senior Vice President  
250 386 0005  
chris.rust@cbre.com

### Cooper Anderson

Sales Associate  
250 386 0276  
cooper.anderson@cbre.com

**CBRE**

INVESTMENT PROPERTIES GROUP  
V I C T O R I A

## SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES

CBRE LIMITED | 110-800 YATES STREET | VICTORIA, BC V8W 1L8

[www.cbre.ca](http://www.cbre.ca)  
[www.cbrevictoria.com](http://www.cbrevictoria.com)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envisionics Analytics, Microsoft Bing, Google Earth.