

FOR SALE

CBRE

# WATERFRONT MOBILE HOME PARK INVESTMENT OPPORTUNITY

**5.02 ACRES OF STUNNING SOOKE WATERFRONT  
WITH EXCEPTIONAL FUTURE DEVELOPMENT POTENTIAL**

1959 KALTASIN ROAD | SOOKE, BC



SUBJECT PROPERTY



# THE OFFERING

CBRE's Investment Properties Group Victoria is pleased to present the opportunity to purchase Laughlin's Mobile Home Park located at 1959 Kaltasin Road in Sooke, BC. This exceptional 5.02 acre waterfront property offers 32 mobile home pads, 15 of which have park-owned homes, with the potential to add additional pads. Tucked into the serene landscape of Billings Spit, minutes from Downtown Sooke, the Property offers convenient accessibility via HWY 14. Investors will benefit from in-place holding income and long-term upside through pad expansion, park-owned home renovation and/or future redevelopment potential.

- ▶ 5+ acres of scenic Sooke waterfront
- ▶ 510 feet of ocean frontage along Billings Beach
- ▶ 32 current pads, 15 of which have park-owned homes
- ▶ Significant income upside through pad expansion (zoned for up to 40 pads) and/or renovation of park-owned homes
- ▶ Long term redevelopment / densification opportunity
- ▶ Located 5 minutes from Downtown Sooke

**PRICE: \$8,750,000**

# THE DETAILS

## Civic Address:

1959 Kaltasin Road | Sooke, BC

## PID:

032-062-222

## Legal Address:

PARCEL A (BEING A CONSOLIDATION OF LOTS 2 AND 3, SEE CB902456)  
BLOCK 4 SECTION 7 SOOKE DISTRICT  
PLAN 2434

## Land Size:

5.02 Acres | 217,431 SF | 2.03 Ha

## Pads:

Current: 32 | Potential: 40

## Mobile Homes:

15 Mobile Homes Owned by Park

## Electrical:

400 amp / 600 amp

## Property Taxes:

\$10,038.38 (2025)







# LAND USE SUMMARY

## Zoning:

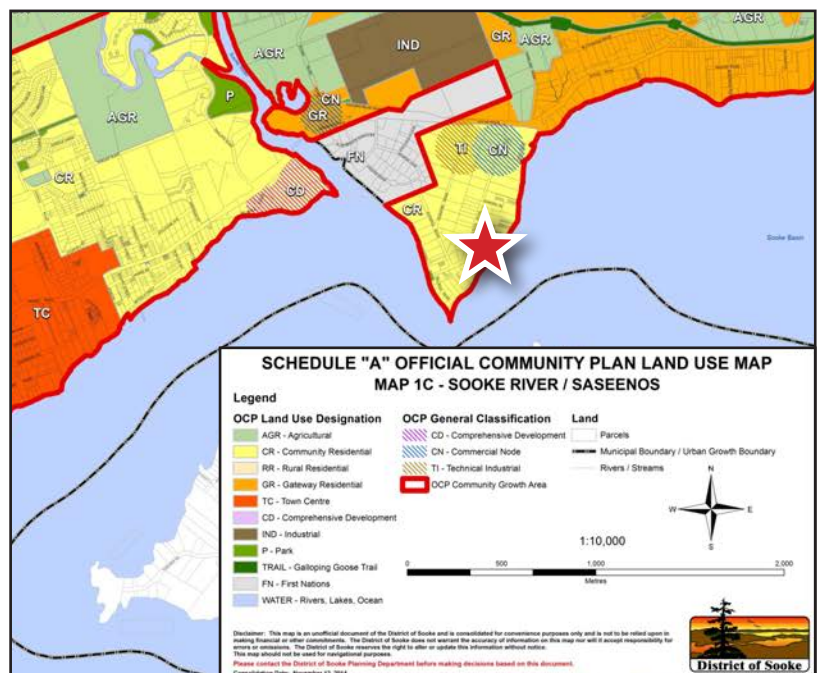
### MHP - Residential

- Permitted density: 20 dwelling units per hectare  
Potential pad capacity: 40 pads
- Minimum area per pad: 325m | 3,498 SF

## OCP:

### Community Residential

- Low to medium density residential
- Provide a range of high quality housing types, tenures and densities including:
  - Small lot single family
  - Multi-family
  - Townhomes
  - Mixed-use development





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## EXCLUSIVE ADVISORS:

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