

# FOR SALE

Standalone Commercial Building  
2075 Anna Marie Road, Sooke, B.C.



DEVENCORE



# FOR SALE

Standalone Commercial Building  
2075 Anna Marie Road, Sooke, B.C.



DEVENCORE

## PROPERTY DESCRIPTION

The subject property is well-located within the Sooke Village core roughly 1 block north of Sooke Road. Adjacent uses include the following:

- ❖ RCMP Sooke Detachment
- ❖ Sooke Home Hardware – Building Centre and Showroom
- ❖ Vancouver Island Regional Library

The site is improved with an 1,883 square foot standalone commercial building constructed in 1983. The main portion is a wood frame, slab on grade structure totaling 1,515 square feet. The storage addition is 368 square feet in size and is wood frame on grade. The previous uses include equipment rental and bicycle sale but is now offered with vacant possession.

The property is configured as follows:

- ❖ Showroom with 10' ceiling height
- ❖ Workshop with 9' overhead door and plumbing
- ❖ 2 piece washroom
- ❖ Storage area with 8 foot ceiling height

The 9,757 square foot site is improved with a paved surface parking area, landscaping and secure yard.

## ZONING DESIGNATION

C3 – Service Commercial. The zoning designation permits a variety of commercial uses including (but not limited to):

- ❖ Auto service/repair, paint/body shops
- ❖ Machine and carpentry shops
- ❖ Equipment sales/service/rentals
- ❖ Micro brewery
- ❖ Restaurant
- ❖ Vehicle sales/rentals
- ❖ Wholesale storage and warehousing
- ❖ Accessory uses include office, retail, unenclosed storage



Dave Bornhold – Devencore Realty Victoria Ltd.  
(250) 686-2988  
dbornhold@devencorevictoria.com

# FOR SALE

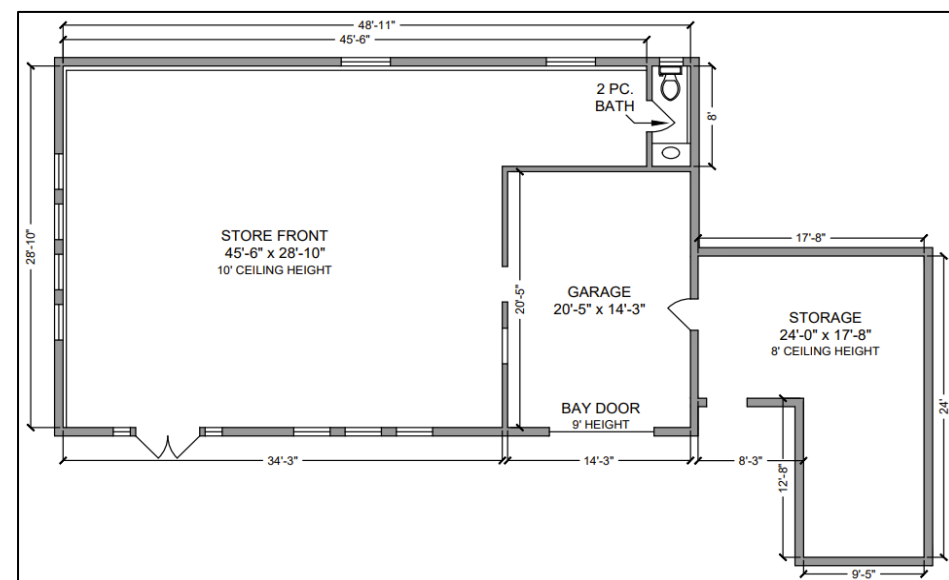
Standalone Commercial Building  
2075 Anna Marie Road, Sooke, B.C.



DEVENCORE

## SUMMARY

ADDRESS:	2075 Anna Marie Road, Sooke, B.C.
LEGAL DESCRIPTION:	Parcel A (DD K105443) of Lot 10, Section 10, Sooke District, Plan 30302. PID: 000-249-912
SITE AREA:	9,757 square feet
BUILDING SIZE:	1,883 square feet
PROPERTY TAXES:	\$7,452.00
ZONING:	C3 – Service Commercial
ASKING PRICE:	<b>\$659,000.00</b>



Information contained herein has been obtained from the owners or sources deemed reliable by Devencore Realty Victoria Ltd. While we have no reason to doubt its accuracy, we regret we cannot guarantee such information. All measurements and other information herein should be independently verified by the reader or prospective user and is subject to the user's own inspection of the premises and due diligence work and to the user's satisfaction with the results of such review.



Dave Bornhold – Devencore Realty Victoria Ltd.

(250) 686-2988

[dbornhold@devencorevictoria.com](mailto:dbornhold@devencorevictoria.com)