



FOR SALE

2.37 ACRE DEVELOPMENT OPPORTUNITY
6645 & 6647 SOOKE ROAD
SOOKE, BC



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LOCATION

Sooke is located only a scenic half hour drive from Victoria, and is experiencing a transition from a rural resource-based town, to a growing community and local economy. With over 14% growth in population between 2013 and 2018 comprising over 39% families with children, sale prices for condominiums doubled in the region between 2016 and 2018, with a 35% increase in pricing for townhouse.

Sooke's picturesque setting has fostered a number of notable food and beverage artisans. Expanding beyond the storied history of the Sooke Harbour House, to boutique offerings from Wild Mountain Dinners and Stoked Woodfired Pizzeria, Sooke is stepping into the culinary spotlight. Home to two highly regarded craft breweries; Sooke Ocean Side Brewing and Sooke Brewing Company (winner of the BC Beer Awards Best Tasting Room and Rookie of the Year for 2018). With Sheringham Distillery's recent win of Best Contemporary Gin at the 2019 World Gin Awards, Sooke's secret is getting out worldwide.

The subject properties are located within the central hub of Downtown Sooke, directly across from Evergreen Center - anchored by Shoppers Drug Mart, B.C. Liquor Distributors, Hub International, Bosley's Pet Food and Western Foods. Adjacent to the site is a thriving neighbourhood center anchored by Village Food Market, Coast Capital Credit Union, McDonalds and a variety of local retailers.

DEVELOPMENT POTENTIAL

6645 SOOKE ROAD

Currently zoned CTC (Town Centre Mixed Use) Lot north of Goodmere Road dedication. Permits up to 46 feet height. Potential based on commercial at grade of maximum 85% lot coverage, equates to up to a 26,000 sq. ft. commercial component and 10,000 sq. ft. residential component, total potential of this buildable area is 52,000 sq. ft.

6647 SOOKE ROAD

Currently zoned C2 (General Commercial), which permits up to 46 feet height. Potential buildable area, based on ground floor commercial at maximum 60% lot coverage, is approximately a 34,122 sq. ft. commercial component with approximately 34,122 sq. ft. residential component. Total potential buildable area of this parcel is 68,244 sq. ft.

Unique foreshore opportunity in addition to land with a commercial zoned marina. Potential of 1,100 lineal feet of moorage.

SITE	LAND AREA	LIST PRICE
6645 Sooke Road	1.33 Acres	\$1,300,000 / SOLD
6647 Sooke Road	1.04 Acres	\$2,600,000
Combined	2.37 Acres	\$3,990,000



FEATURES

A rare opportunity to acquire over two acres of development land in the heart of downtown Sooke - with water frontage and exposure. The offering comprises of two separate legal lots strategically located at the epicenter of Downtown Sooke, with expansive views of Sooke Harbour. The site is prominently located along Sooke Road, stretching east and west of Brownsey Boulevard and fronting onto the water. This development opportunity adopts Sooke's newly proposed revitalization plan, and the new CTC (Town Centre Mixed Use) zoning, with the potential for increased developable density.



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