



Opportunity to purchase Sherwood Estates, a 6.8 acre property with 25 mobile home pads

Highlights

- ▶ Excellent location 5 minutes from Downtown Sooke
- ▶ Improved with 25 mobile home pads
- ▶ 6.8 acre property alongside the scenic Sooke River
- ▶ Significant recent upgrades to assorted services and infrastructure
- ▶ Strong rents with a sewer levy that is added annually to the rent in addition to provincial increases. Rent escalation schedule available to buyers for review.

Description

Sherwood Park Estates is an incredible 6.8 acre property running alongside both Sooke River and the Galloping Goose Regional Trail, offering 25 mobile home pads in a rural setting, yet just a five minute drive from downtown Sooke. The property is easily accessed by Sooke River Road, via Highway 14. Investors will benefit from strong rents and stable income as well as significant recent upgrades to services and infrastructure

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Summary Details

MUNICIPAL ADDRESS

2670 Sooke River Road,
Sooke BC

SITE SIZE

6.80 acres ; 296,208sf (as per
BCAA estimate)

LEGAL DESCRIPTION

PID 004-185-986, Lot 1,
Section 48, Sooke District,
Plan 13729, Except Part in
Plans 16911 and 18052

PROPERTY TAXES 2025

\$11,600.01

PADS

Current: 25

ZONING

MHP
Manufactured Home Park

OCP

Rural Residential

YEAR BUILT

1974

OCCUPANCY

100%

**NET INCOME
PROFORMA**

\$169,040

PRICE

\$3,250,000

Market Overview

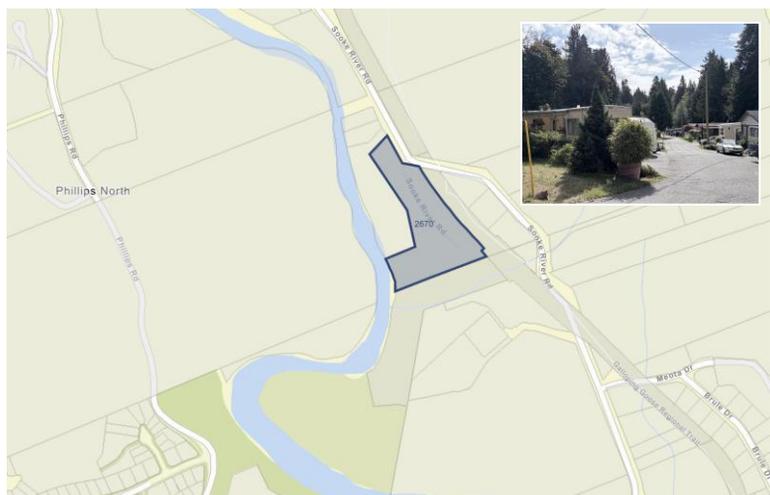
The Southern Vancouver Island market is characterized by a geographically dispersed and fragmented supply of manufactured home parks. Communities tend to be primarily concentrated in the Nanaimo, Ladysmith, and Sooke sub-markets. The manufactured home park sector represents a unique and increasingly complex asset class, positioned at the nexus of high land value, acute housing scarcity, and constrained supply. The market is not characterized by the creation of new inventory, but rather by the finite supply, and in many cases aging stock of existing parks, yet significant demand and need for housing. These market conditions make the subject property truly exceptional given the updated infrastructure, strong rents, and its desirable location.

Improvements

Sherwood Estates was originally developed in 1974 with 25 mobile home pads on approximately 6.8 acres of land. The property has undergone considerable upgrades in the last two years to assorted services and infrastructure, inclusive of a new sewer treatment field, new power poles and lines, new electrical sheds and system upgrade, as well as street front fencing as outlined below:

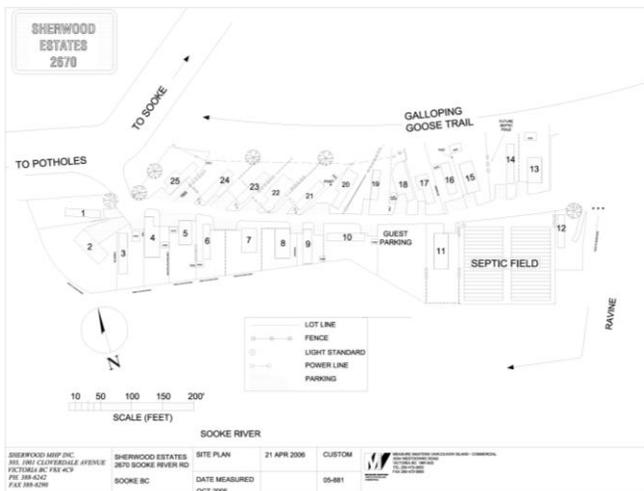
UPGRADES	FINISHED	COST
SEWER TREATMENT FIELD	Jun-23	\$122,596.63
ALL NEW POWER POLES AND LINES	Sep-23	\$ 58,971.00
NEW ELECTRICAL SHEDS (2)	Jan-24	\$ 30,283.73
ELECTRICAL SYSTEM UPGRADE	Jun-24	\$148,708.45
STREET FRONTAL FENCING	Jun-25	\$ 6,468.00
TOTAL		\$367,027.81

Note that the subject property benefits from a sewer levy that is added to the previous year's rent to recapture the costs associated with the septic system upgrade. A rent escalation schedule is available to buyers for review.





Site Plan



Zoning

MHP - Manufactured Home Park

This zone provides for manufactured homes on rental, lease or strata lots within manufactured home parks.

Permitted Uses: Principal uses include manufactured home park and CSA certified manufactured homes. Accessory uses include utility service structures and buildings, one accessory single family dwelling per manufactured home park, home-based business, and recreation area and building.

Permitted Density: 20 dwelling units per hectare
Minimum area per pad: 325m | 3,498sf

Price: \$3,250,000

For more information contact:

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