

FOR SALE

6565 GOODMERE ROAD

SOOKE, BC



**CUSHMAN &
WAKEFIELD**

**PRIME 1.64 ACRE OCEANFRONT
DEVELOPMENT OPPORTUNITY**





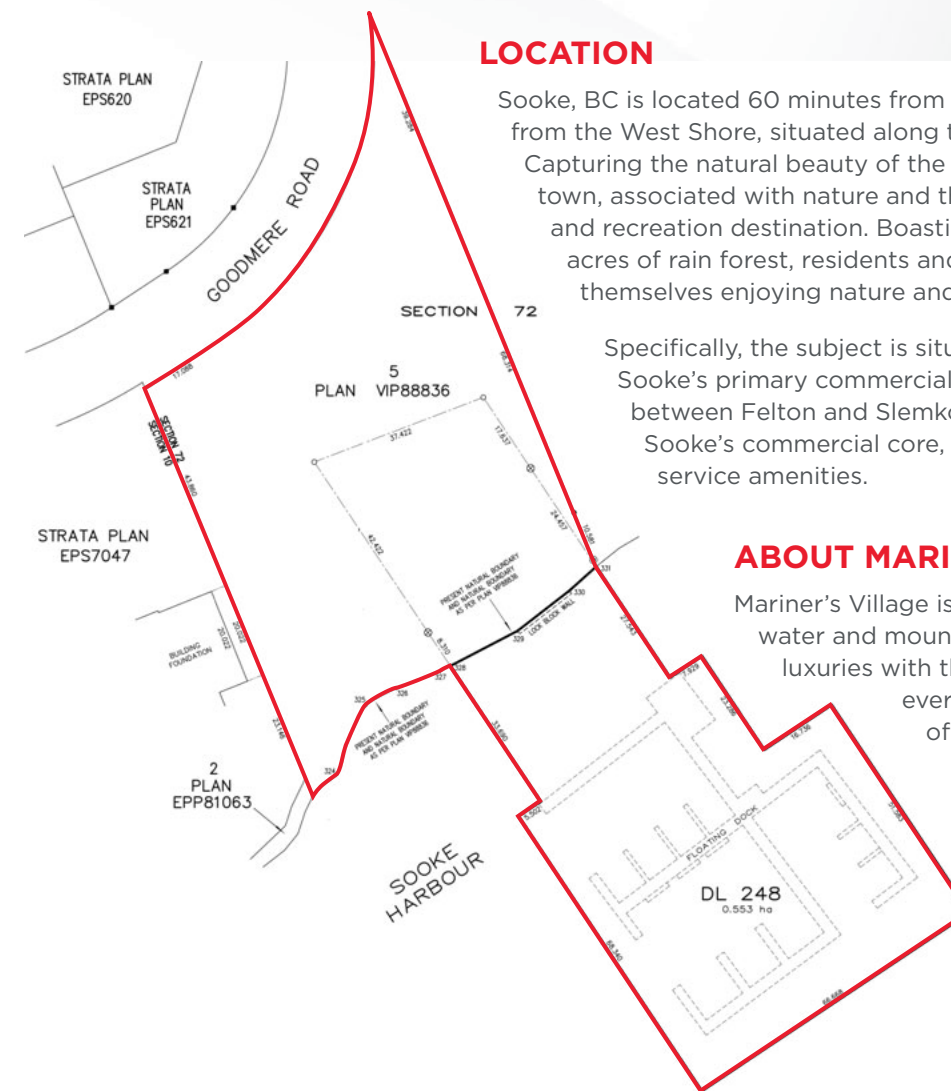
OPPORTUNITY

Cushman & Wakefield presents a rare oceanfront development opportunity in Sooke, BC. The Subject Property represents the last remaining phase of Mariner's Village, comprising 1.64 acres and zoned for multi-residential development of up to 40 units per acre, in addition to another ~107,000 sf of commercial space. The Property includes a water-lease parcel with an operating marina comprising of 40 slips and 1,261 total lineal feet.

SALIENT DETAILS

Address	6565 Goodmere Road, Sooke, BC
Site Size	1.64 Acres (71,438 Square Feet) - according to BC Assessment
Tax Assessment	\$24,109.03 (2023)
Marina Tax Assessment	\$4,342.19 (2023)
Frontage	Approximately 260 feet of water frontage
Servicing	Fully serviced
Zoning	CD7 - Mariner's Village CD Zone
Permitted Height	Principal buildings - 35 metres or 8 storeys
Allowable Density	<p>Maximum 20 units per acre (50 units per hectare) for residential uses</p> <p>Maximum 53,820 sf (5,000 sm) of commercial floor area and 26,910 sf (2,500 sf) of office floor area</p> <p>These densities may be increased up to 40 units per acre (100 units per hectare) and maximum 107,639 sf of commercial and 53,820 sf (5,000 sm) of office floor area by meeting designated amenities (such as public boardwalk and wharf at the waterfront, public trails and washrooms, and contributions for affordable housing)</p>
Official Community Plan	Town Centre

LIST PRICE \$5,950,000



LOCATION

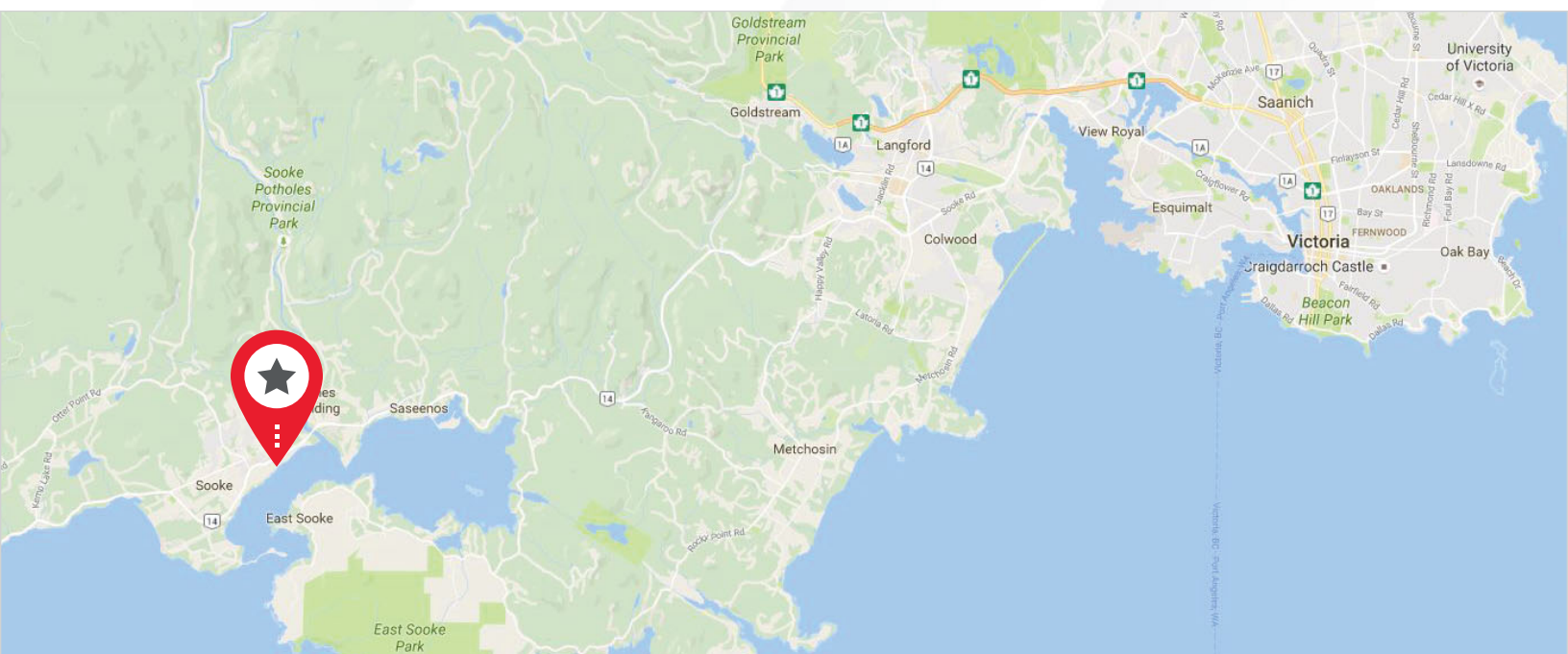
Sooke, BC is located 60 minutes from Victoria's Inner Harbour, and just 20 minutes from the West Shore, situated along the south-western shores of Vancouver Island. Capturing the natural beauty of the true west coast, Sooke is a picturesque, seaside town, associated with nature and the outdoors and is a world-renowned vacation and recreation destination. Boasting beautiful views, soft sand beaches and acres of rain forest, residents and visitors to the region can relax and refresh themselves enjoying nature and many of the outdoor activities of the region.

Specifically, the subject is situated on the south side of Sooke Road - Sooke's primary commercial corridor - adjacent to the Pacific Ocean between Felton and Slemko Roads, and easy walking distance to Sooke's commercial core, featuring a full range of shopping and service amenities.

ABOUT MARINER'S VILLAGE

Mariner's Village is an oceanfront property with panoramic water and mountain views designed to balance resort-style luxuries with the conveniences and accessibility suitable for everyday living. This naturally sloped development offers spacious, value-driven condominiums and townhomes, nestled among a marina and vibrant mix of retail and commercial space.





CONTACT THE LISTING AGENT FOR FURTHER DETAILS

Cordell Lloyd

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