

**AVISON  
YOUNG**

**For Sale**

**6605 Sooke Road  
Sooke, British Columbia, Canada**



*1.63-acre holding/development in the Sooke core*

Beautiful secluded house waiting for a savvy opportunist to invest in this 1.63 acre property located in the heart of Sooke, BC, Vancouver Island, Canada. The town center core allows for multi-family, mixed-use commercial, hotel and more. The 1912 refurbished character home with 4,038 sq. ft. was in the past a bed and breakfast, tea house restaurant, gift shop, and law office. There are many opportunities while waiting to cash in on the inevitable development potential of this amazing jewel of Sooke.

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*\*Personal Real Estate Corporation*

## Property Details

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### MUNICIPAL ADDRESS

6605 Sooke Road

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### LEGAL DESCRIPTION

6605 Sooke Road: Lot A, Section 10, Sooke District, Plan 16379, PID: 004-327-527

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### CURRENT ZONING

C2, General Commercial

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### ACCESS

The Subject Property is accessible from Sooke Road at the North and from Goodmere Road at the East

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### DISTRICT OF SOOKE OFFICIAL COMMUNITY PLAN OCP (proposed)

Town Centre-Core, the primary focus of major commercial and residential growth and home to the District's highest density residential development and the primary commercial hub of the community. Building heights and FSRs are envisaged of up to 6 storeys and a 2.5 FSR, respectively

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### AVAILABLE AREA

1.63 acres

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### PROPERTY TAXES (2024)

\$8,454

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### ASKING PRICE

**\$2,750,000**

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## Location

The subject property is located on the Sooke Road and Goodmere Road in the core of picturesque Sooke. With south facing views of the basin, the property is in close proximity to existing amenities and numerous approved higher density projects.



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Sooke, BC





## Points of Interest

1. Bayshore Mixed Use Development, 16,000 sf of commercial and 98 residential units (under construction)
2. 6645-6647 Sooke 10,000 sf of commercial space and 240 residential units (in planning)
3. Home Hardware
4. Evergreen Centre

## Contact us for more information

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