

FOR SALE

Lot 21, 7450 Butler Road
Sooke Business Park
Sooke, BC



**12,486 SQ FT INDUSTRIAL STRATA LOT
SOOKE BUSINESS PARK, 7450 BUTLER ROAD, SOOKE, BC**

The Opportunity

- Strata lot in Sooke Business Park
- Zoned Industrial (M-SBP); permits growing of cannabis
- Corner lot with great exposure
- Approximately 12,486 sq ft

For More Information:

Brad Knight

Representative

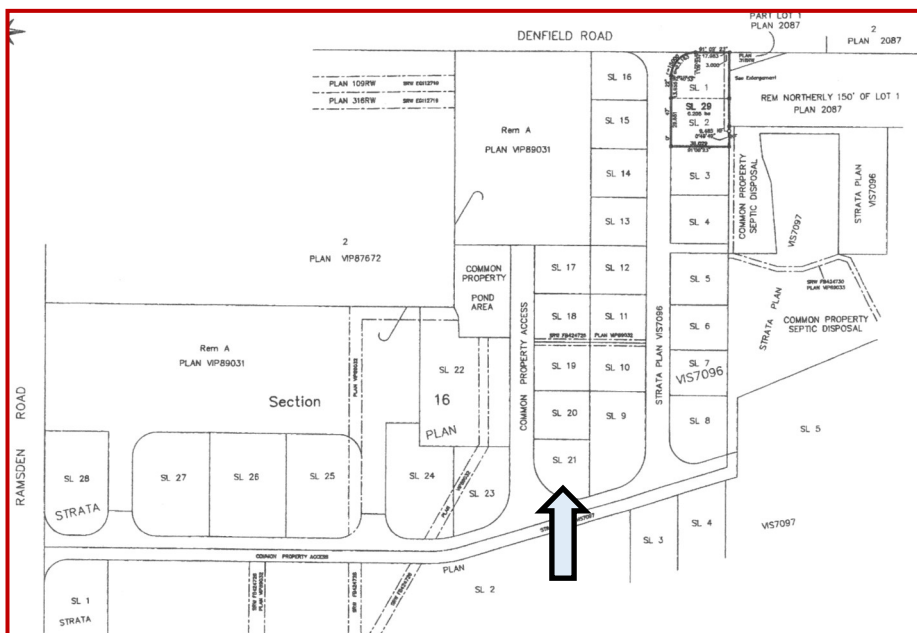
Cell: 250.668.4154
Office: 250.753.5757

bknight@naicommercial.ca

Property Features

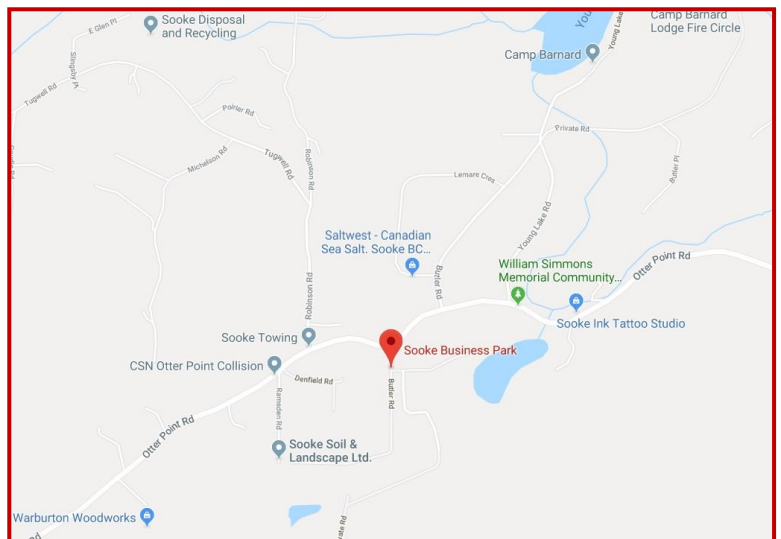
Located just off Otter Point Road in the busy Sooke Business Park, this 12,486 square foot strata lot provides the perfect opportunity to build to suit your business.

The level corner lot has excellent exposure and is in a prime location within the Park.



Legal Description

Strata lot 21, Section 16, Otter District, Strata Plan VIS6096, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; PID 028-646-614



Zoning

Zoned M-SBP (Sooke Business Park Industrial), this parcel's permitted uses include, but are not limited to:

- ◆ General industrial uses
- ◆ Business office and support services
- ◆ Athletic facilities
- ◆ Vehicles sales/rentals
- ◆ Auction rooms and places
- ◆ Unenclosed storage
- ◆ Retail sales of building and landscape supplies
- ◆ Intensive Agriculture - Medical Marihuana Production

Please visit the Capital Regional District website for the complete list.

About Sooke

Sooke is a community of approximately 13,000 located in the Capital Regional District just 38 km from Victoria. Sooke's rural atmosphere gives the comfort of city life without the traffic. It is a unique community providing many amenities for its residents.



For Sale
\$399,000.00
**Three Hundred & Ninety-Nine
Thousand Dollars**