
**AVISON
YOUNG**

For Lease

19 – 7450 Butler Road
Sooke, BC



DAVE BORNHOLD

Personal Real Estate Corporation
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AY Victoria Realty Ltd.

19-7450 Butler Road Sooke, BC

Salient Details

CIVIC ADDRESS

19-7450 Butler Road, Sooke, BC

LEGAL DESCRIPTION

Strata Lot 8, Section 16, Otter District, Strata Plan VIS7096

SITE AREA

15,177 SF

BUILDING SIZE

Main: 6,710 SF

Mezz: 423 SF

Total: 7,133 SF

ELECTRICAL SERVICE

400 Amp 3 Phase

CEILING HEIGHT

22' clear span

ZONING

Sooke Business Park Zone - M-SBP

BASE RENT

\$15.00 / SF

OPERATING COSTS

\$4.00 / SF

The Opportunity

The subject property is located in the Sooke Business Park in the Otter Point neighborhood of Sooke in the Capital Regional District.

The property is a fully fenced level corner lot with improvements constructed in 2012. The building is a 6,710 SF steel frame structure with 24' clear span ceilings and three 12'x14' roll up doors. The existing electrical service will accommodate a variety of light industrial users with a 400 amp 3 phase capacity. Sewer infrastructure is by way of a common septic system shared by the business park.

Zoning and Land Use

Sooke Business Park Industrial Zone M-SBP
Permitted uses include the following:

- General industrial uses
- Athletic facilities
- Vehicle sales/rentals
- Auction rooms and places
- Unenclosed storage
- Retail sales of building/landscape supplies
- Accessory retail sales
- One caretaker dwelling
- Cannabis production - commercial



For Sale

19 – 7450 Butler Road
Sooke, BC

7,133 SF Industrial Building



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