



7450 Butler Rd 19 Sooke BC

\$1,299,000

Exceptional value presented Welcome to Sooke's popular Business Park with flexible zoning (M-SBP) providing options for all! This well maintained move-in warehouse will surely impress. The main floor boasts 6710 sq/ft of flexible warehouse space with THREE 14'x14' grade level loading doors allowing for a seamless transition inside with 16'-27' ceilings. A large reception and office finish off the main. Upstairs find 423 sq/ft of finished office mezzanine and a break room. Features include: a fully fenced 15,771 sq/ft lot, Steel Frame construction, abundant power; 3 phase, 400 amp electrical service & rainwater collection with a reserve tank to provide sufficient water. Allowable uses include: General Industrial uses, Athletic Facilities, Cannabis Production and much more. For an Option to lease see MLS#975548

Listing Presented By:



Originally Listed by:
Pemberton Holmes - Cloverdale

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