



## 2076 Otter Point Rd Sooke BC

\$850,000

Prime commercial property found in the heart of Sooke's town core. A spacious 10,000+ sq.ft. corner lot with dual frontage off Otter Point Rd and Ayre Rd. Its strategic positioning offers excellent visibility and access in a growing community. Zoned C2 (General Commercial), this lot allows various business uses, including assembly spaces, auto service facilities, bakeries, brew pubs, cannabis retail stores, microbreweries, health services, restaurants, and more. Residential development is also allowed above the first floor, which opens to further potential. City sewer, BC Hydro, and Fortis Gas services are readily available on the street. Additionally, a city water meter is installed. Whether you plan to build at once or hold as an investment, this property offers tremendous growth potential in the rapidly developing Sooke area. The purchase price does not include applicable GST. This property offers a rare opportunity to capitalize on the expansion of Sooke's commercial sector.

Listing Presented By:



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