



## 5621 Sooke Rd Sooke BC

\$13,499,900

Endless Possibilities! 6.43 flat, southern exposure, low bank waterfront (720 ft frontage) With 8.25 acres of Foreshore Lease (80+/- Boat Slips with room to expand, Gas Bar, Boat Launch) with Marina all located on the Victoria side of Sooke. Approximately 25-30 minutes drive from Downtown Victoria. C4 Zoning with potential of upgrading. This site has been operating as a Campground, Lodging, Marina and Recreation Site for over 50+ years and has a great history. 2 road fronts (over 1300 sqft bordering Sooke Road and Goodridge Road. There are Cabins, Mobile Home Site Pads, Outbuildings, 64 x 66 Concrete Block Marine and Auto Repair, Storage and Office Area. Living quarters and potential staff housing and Office area for Campsite as well as the Marina area. Zoning right now would allow for approximately 78 units (with potential of sewers which aren't projected for that area yet, or density bonusing this number could increase dramatically. Call for package. Listed at \$13,499,900. Share Sale

Listing Presented By:



Originally Listed by:  
Maxxam Realty Ltd.

shayne4realestate@gmail.com



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950  
Fax:  
corony@shaw.ca