



## 5776 East Sooke Rd Sooke BC

\$4,850,000

This remarkable 7.75-acre property offers a unique blend of waterfront living, commercial potential, and endless recreational opportunities. Nestled in the picturesque Anderson Cove, this property boasts a spacious 3-bedroom, 3-bathroom home, providing the perfect setting for one-level living. The property's commercial (C-1) zoning allows for a wide range of uses, making it an ideal destination for commercial fishermen, boating enthusiasts, or horse lovers. Located in a unique microclimate, sheltered from the cold winds and fog of the Sooke Basin, this creates a warmer and more inviting environment. With two Quonset huts, 50x30 and 50x40, ample space is available to accommodate all your toys and equipment, whether it's for swimming, boating, or other outdoor pursuits. Including a 4300 sq. ft. workshop with 20 phase electrical. Rezoning and subdivision may be a potential option for the future. This an exceptionally versatile and valuable investment.

Listing Presented By:



Originally Listed by:  
Century 21 Queenswood Realty Ltd.

chrisjames.markham@century21.ca



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca