



2197 Otter Point Rd COM 1 Sooke BC

\$22

Only 2 out of the 8 commercial units are still available, with a preference for food service or coffee establishments. The landlord is offering a discounted rate to support tenants in establishing their presence in this rapidly growing area. These units boast excellent visibility on Otter Point Road, featuring an appealing exterior finish. Positioned conveniently close to Sooke Village's shops and restaurants, Unit 1 is equipped with a natural gas connection and ventilation shaft, making it ideal for a coffee shop or small restaurant. Additionally, the zoning permits a range of uses including retail, medical clinics, financial institutions, or office spaces. Current tenants in the 6 leased units include Anytime Fitness, a spa, and a karate school. The initial base rent is \$22 per square foot, with estimated common and operating costs ranging from \$8 to \$11. This newly constructed unit is available for immediate occupancy.

Listing Presented By:



Originally Listed by:
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