



## 7450 Butler Rd SL7 Sooke BC

\$1,499,900

Amazing Opportunity to Buy a completely fenced, flat .25 of 2019 year built, Commercial and Industrial property. Two work bays you could easily rent out 1 side of the industrial as there are 2 work bays below 2100 + sqft as follows: 29 feet x 39 feet 2 piece bathroom is one bay, and the second bay is 21 feet x 40 feet with a 2-piece bathroom. The residential living area upstairs is an open floorplan featuring a 1200 sqft well-kept legal 2 bedroom suite, literally live where you work? Or have a place where you can house employees or generate rental income. Lots of secure parking on the property. Seller has smartly put in a 3000 gallon in ground cistern, Located at #15-7450 Butler Rd, near the CRD building in Sooke's Business Park. Offered for Sale at \$1,499,900.00, Open Sat Jan 15 12-2 pm

Listing Presented By:



Originally Listed by:  
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