

# 15 7450 Butler Rd, Sooke

\$1,449,900



Open House Sat Nov 16th 10am-1130 am. New Price, immediate possession, Amazing Opportunity to Buy a completely fenced, flat 0.25-acre 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. Ideal for a Car Collector, Business Operation that needs secure space, Lots of secure parking on the property. Seller has smartly put in a 3000 gallon underground cistern, Located at #15-7450 Butler Rd, near the CRD building in Sooke's Business Park. Close to Poirer and Young Lake, 5 minutes drive to Sooke Core. 45 minutes to downtown Victoria, Suite now Vacant. (id:56120)



## KEY INFORMATION

MLS® 966264

Residential Detached

Otter Point

2 Bedrooms

4 Bathrooms

3,318 SF

10,890 SF Lot

## FEATURES

Year Built: 2019

Listed By: Maxxam Realty Ltd.

