

**Affordable Industrial Land and Building
2810 Ramsden Road, Sooke BC****Two Outstanding Parcels: (1) 5,200 sf Shop on 2.57 Acres
(2) 2.26 Acre Serviced Lot (SOLD)**

Opportunity: To acquire a high quality turnkey shop and warehouse facility or a vacant industrial land parcel at the most affordable price point for commercial or industrial zoned property in the Greater Victoria market.

Location: Located just off Otter Point Road, approximately 5 kms west of the Sooke town centre, adjacent to "Sooke Business Park".

Price: (1) \$929,000 (2) \$395,000 - SOLD

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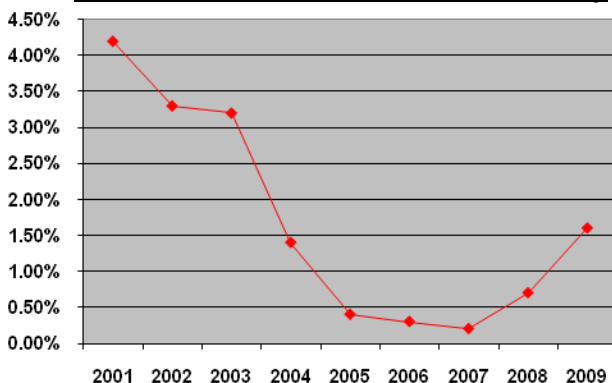
www.dtzbarnicke.com

**(1) 2.57 Acres / 5,200 SF Shop; (2) 2.26 Acres
2810 Ramsden Road, Sooke BC****Overview**

DTZ Barnicke is pleased to present the listing for sale of two industrial properties on the west side of Sooke, approximately 25 kilometers from the fast growing Western Communities that form part of Greater Victoria, BC.

Newly subdivided, both lots offer flat topography and excellent potential for any user needing yard space along with a shop, warehouse or service facility. Lot 1 comes with an almost new (2005) fully equipped 5,200 square foot shop/warehouse facility that would be a virtual turnkey for any kind of woodworking operation, with plenty of yard space around the building on the 2.57 acre parcel. Lot 2 is flat, serviced and ready for any improvements to be added. Each of the two properties are ready for immediate occupancy.

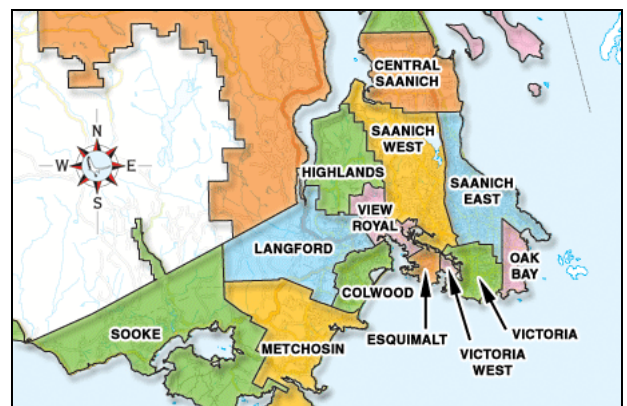
For an industrial market that features an ultra-low vacancy rate and a scarcity of product for sale, and in an environment of rapidly rising land values and rental rates in recent years, the subject properties provide incredible value. They offer a rare opportunity for small to medium sized users or investors to get a foothold in this market at a most affordable level, with room to grow their business and/or create multi-tenant premises alongside a fast-growing suburb.

Greater Victoria Industrial Market Vacancy**The Location**

The District of Sooke is located south and west of the Victoria core, with a current population estimated at approximately 11,000. This area's growth rate is projected to accelerate in the decade ahead as evidenced in the District's newly updated Official Community Plan that anticipates growth to as many as 25,000 residents by 2035.

Sooke has traditionally served the logging and fishing industries but has progressively evolved towards tourism and recreation to take advantage of the area's natural beauty and amenities. Over the past decade, several larger scale residential developments have also provided more affordable housing choices for Greater Victoria area residents and increased the Sooke area's appeal as a suburban and semi-rural home for families of all ages.

The supply of industrial land is relatively limited in and around Sooke, and is focused on the lands immediately surrounding the subject property. This new area of development, immediately off Otter Point Road, is expected to be in greater demand to serve the expanding local population and to provide relief to the chronically undersupplied core areas in the Greater Victoria region.



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The Site:

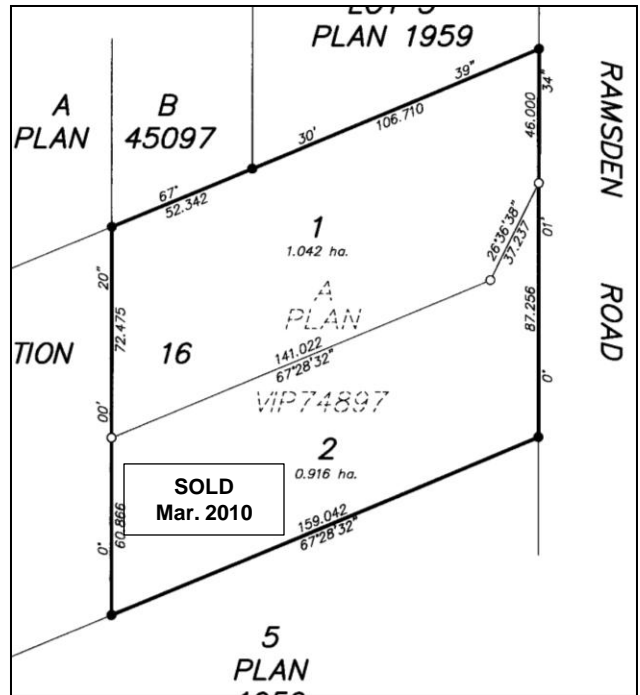
These two parcels are 2.57 acres (112,160 square feet) and 2.26 acres (98,597 square feet) respectively. Both front on Ramsden Road and back on to provincial crown land. Similarly configured, Lot 1 is slightly wider (at just over 200 feet) and each has over 500 feet of depth. The topography is mostly flat but for an embankment along the west side.

In terms of services, Lot 1 has a well in place (rated at 2.64 liters per minute), which feeds a 9,000 gallon cedar barrel cistern with a potable plastic liner and float valve. Lot 2 has its own well (rated at 5.67 liters per minute). There is a septic field in place on Lot 1 in the northwest corner and a suitable area has been identified for a future field on Lot 2 along the south side. Hydro service is provided from Ramsden Road with Lot 1 having a 600 amp, 3-phase electrical service in place. Both sites have an extensive gravel base in place throughout their large yard areas. (Note that Ramsden Road is to be paved from Otter Point Road by the developer of the adjacent Sooke Business Park).

There is a serviced mobile home pad at the west end of Lot 1 with a home in place occupied by a caretaker. The mobile home is not included in this offering.

Zoning:

The property is zoned M-2 General Industrial, which allows a wide range of uses, including processing, fabricating, assembling, storing, transportation, distribution, wholesaling, testing, servicing, repairing, operation of truck terminals, vehicle sales and rentals; retail lumber and building supplies, equipment sales and rentals and accessory offices and retail sales (to a principal industrial use).



Official Community Plan:

The Land Use Designation for the subject properties is "Industrial" in the Capital Regional District's Official Community Plan for the Otter Point Electoral Area.

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Lot 1 Improvements:

Lot 1 comes with a high quality building in place, constructed in 2005 as a wood shop for the owner's cedar hot tub manufacturing operations but with functionality and versatility in mind. The steel frame structure on concrete footings is 75' x 66' and comes with metal exterior siding and roof. It provides clear ceiling height ranging from 20 feet on the perimeter to 22 feet at the center.

The building features and other improvements include:

- Insulated floor, walls and roof
- Hot water "in floor" heating system
- Two 14' x 22' powered and insulated grade level doors
- Ground floor sales office and 2-piece washroom with mezzanine storage and/or staff area above (11' x 26')
- Bright halide lighting system
- Covered outside storage area attached (75' x 16')

Shop Equipment:

The building is offered with professional shop equipment in place that is well suited for any commercial woodworking operation, including:

- Complete sawdust extraction system
- Koetter 5,000 board foot dry kiln with two 35 kw 600V electric boilers (Allied Engineering "Super Hot")
- Stenner band saw
- Weinig 4-head moulder
- Griggio multi rip saw
- Samco 10 foot Stroke sander
- Rotary shaper
- Surface planer
- Case front end loader
- Other miscellaneous equipment to be particularized upon request



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Lot 1

Address: 2810-A Ramsden Road
Parcel ID: 028-067-282
Legal: Lot 1, Section 16, Otter
District, Plan VIP87361

Price: **\$929,000**

N.B. The owner prefers to sell this property with the equipment in place but will also entertain offers that exclude same.

**Lot 2**

Address: 2810-C Ramsden Road
Parcel ID: 028-067-291
Legal: Lot 2, Section 16, Otter
District,
Plan VIP87361

Price: **\$395,000** (\$4.00 psf)

Status: **Sold March 2010**

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