

FOR SALE

VACANT FREESTANDING INDUSTRIAL BUILDING & LAND

1941 GOODRIDGE ROAD, SOOKE, BC



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1941 GOODRIDGE ROAD | SOOKE



FOR SALE | \$2,199,999

Opportunity to acquire a vacant, well-maintained industrial property built out as a functional processing facility in Sooke, BC. Originally constructed for wholesale fish processing, the building has since been professionally converted into a licensed cannabis processing operation.

The property features 3-storeys, a flexible layout including processing, loading, office, ample yard space, parking, and zoning that accommodates a variety of light industrial or specialized processing uses.

Constructed in 2000, this purpose-built processing facility was designed and developed by the current owner, who has continuously occupied and maintained the property since its completion.



- **Industrial Zoned Owner Occupier Opportunity**
- **Industrial Warehouse & Yard Area**
- **+/-9,300 SQFT over 3-storeys**
- **+/-22,209 SQFT corner lot**

SALIENT FACTS

PROPERTY ADDRESS:

1941 Goodridge Road, Sooke, BC

LEGAL ADDRESS:

LOT A SECTION 65 SOOKE DISTRICT PLAN VIP69160

PID: 024-547-999

PROPERTY TAXES: \$26,974 (2024)

LOT SIZE: 22,209 SQFT

MUNICIPALITY: Sooke

ZONING: M2 - Industrial

OCP: Gateway Residential

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ASSET-SPECIFIC DATA POINTS:

YEAR BUILT

2000

ACCESS/EGRESS

Goodridge Road via Sooke Road

FRONTAGE

Goodridge Road and Medberry Close

CONSTRUCTION

Wood frame with metal cladding and roofing

STOREYS

Three Storeys

GROSS BUILDING AREA

+/- 9,300 SQFT

ELECTRICAL

600 AMP, 3 phase, 208 volt with 408 volt sub panel

PLUMBING

2024 NBC standards; on demand propane hot water heater

HEAT

Electric baseboard heating; heat pump in ground floor "retail" room now used as laboratory/office for SLP

FLOOR LOAD

Ground floor concrete on compacted gravel base. 2nd floor design load 100 lb/SF working loading 200 lb/SF

CEILING HEIGHT

Office: 8', 2nd floor: 13', Main floor: 10', Annex: 14'

LAYOUT

Electrical, mechanical on 2nd floor (for tidal wave); staff room complete with full kitchen, 2 washrooms, & change rooms.

FINISHES

Doors: steel, fire rated.
5/8" ply, 5/8" fire guard Gyproc on all walls (i.e. both sides) FRP on all 1st floor walls and ceiling. FRP finish on +/- 600 sf room area 2nd floor

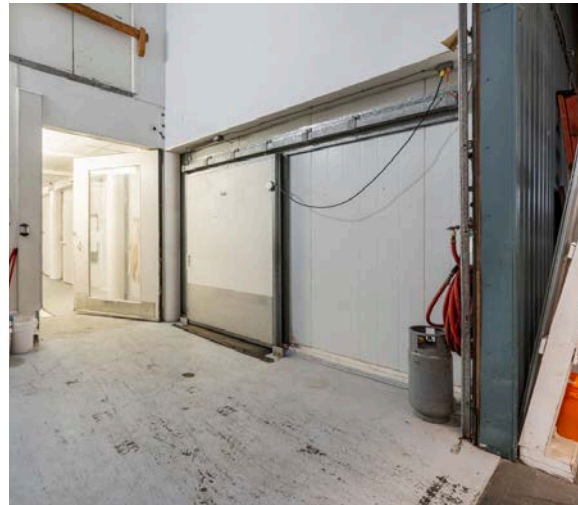
LOADING

Annex: Two (2) x 12' x 12' grade level loading
Main: One (1) x 12' x 10' grade level loading

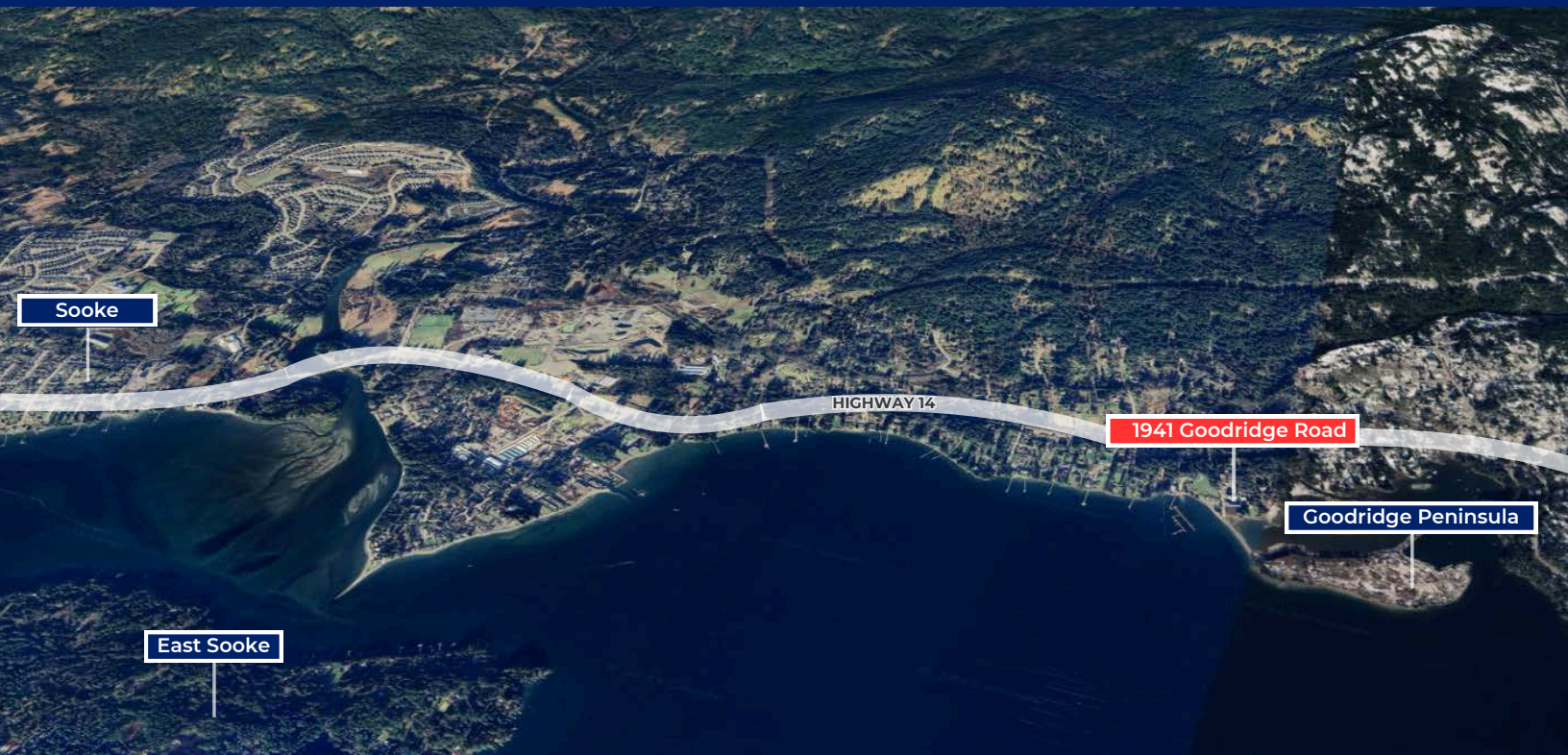
SECURITY

48 camera views installed and monitored by Bullet security; to Health Canada cannabis security standards.

1941 GOODRIDGE ROAD | SOOKE



1941 GOODRIDGE ROAD | LOCATION



LOCATION | GOODRIDGE ROAD

1941 Goodridge Road is situated on the Goodridge Peninsula in the coastal community of Sooke, British Columbia. Located just off West Coast Road (Highway 14), the property enjoys convenient access to the core of Sooke and is approximately a 40-minute drive west of downtown Victoria.

This location offers a unique combination of natural beauty and industrial utility, with close proximity to the Sooke Harbour waterfront and ample surrounding green space. The area supports a range of light industrial, marine-related, and commercial businesses, making it ideal for operations seeking a blend of functionality and natural surroundings.

TRADE AREA & DRIVE TIMES

SOOKE + 7 MINUTES

LANGFORD + 20 MINUTES

SAANICH CORE + 30 MINUTES

DUNCAN + 25 MINUTES

VICTORIA CORE + 40 MINUTES

SIDNEY+ 50 MINUTES

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