

FOR SALE

PRIME WATERFRONT DEVELOPMENT PROPERTY

GROUSE NEST RESORT

1424 GILLESPIE ROAD, SOOKE, BC

LOT SIZE

±83.54 acres

OCEAN FRONTAGE

±1 kilometre

PRICE

\$6,499,000

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THE OPPORTUNITY

The Grouse Nest is a ±83.54-acre estate on Sooke Harbour with Pacific Ocean access. The site offers nearly one kilometre of ocean frontage, old-growth forest, and direct access to the Galloping Goose Regional Trail. The property includes a ±10,335 square foot lodge containing 12 bedrooms, 13 bathrooms, and a commercial-grade kitchen. The Sooke OCP allows medium-density mixed-use development, providing numerous possibilities for redevelopment.

±10,335

SQ FT LODGE

12 / 13

BEDROOMS / BATHROOMS

CD

OCP COMPREHENSIVE DEV.

COMPREHENSIVE DATA ROOM CONTAINING

- Environmental Overview Assessment (ENKON)
- Archaeological Impact Assessment (I.R. Wilson)
- Ground Water Supply Feasibility (Western Water)

SALIENT FACTS

CIVIC ADDRESS

1424 Gillespie Road, Sooke, BC

LEGAL DESCRIPTION

Section 77, Sooke District, except those parts in Plans 76 RW, 1204 OS, and VIP58518. Block B of District Lot 222, Sooke District.

PID

000-246-221 / 000-246-204

LOT SIZE

±83.54 acres (BC Assessment)

ASSESSED VALUE

\$5,443,000

MUNICIPALITY

District of Sooke

ZONING

RU2 Rural Residential
C4 Commercial Recreation
W-3 Marina
OCP: CD — Comprehensive Development

ACCESS

Via Gillespie Road

IMPROVEMENTS

10,335 sq ft lodge with 12 bedrooms, 13 bathrooms, and a commercial-grade kitchen

SERVICES

Multiple wells, pump house, septic

PRICE

\$6,499,000

THE OFFERING

JBW Commercial is pleased to present a unique opportunity to acquire a substantial ±83.5-acre oceanfront estate in the serene East Sooke area, offering significant development potential in one of Vancouver Island's most naturally beautiful and rapidly evolving coastal communities.

The property features a mix of old-growth forest, open clearings, and nearly a full kilometre of low-bank waterfront along the sheltered waters of Sooke Harbour. The parcel is zoned for mixed-use and is positioned to support a variety of future land uses, including medium-density residential, eco-tourism, and marine-related amenities.

With its expansive size, zoning flexibility, and proximity to essential services and transportation infrastructure, 1424 Gillespie Road represents a once-in-a-generation opportunity to create a signature waterfront community, retreat, or resort development.

ZONING AREAS (ESTIMATED)

- C4

C4 — ±8.7 acres
Estimated per CRD GIS
- RU2

RU2 — ±73.59 acres
Estimated per CRD GIS
- W3

W3 — ±0.13 acres
Upland portion of saltwater pool, per BC Assessment
- W3 Rem.

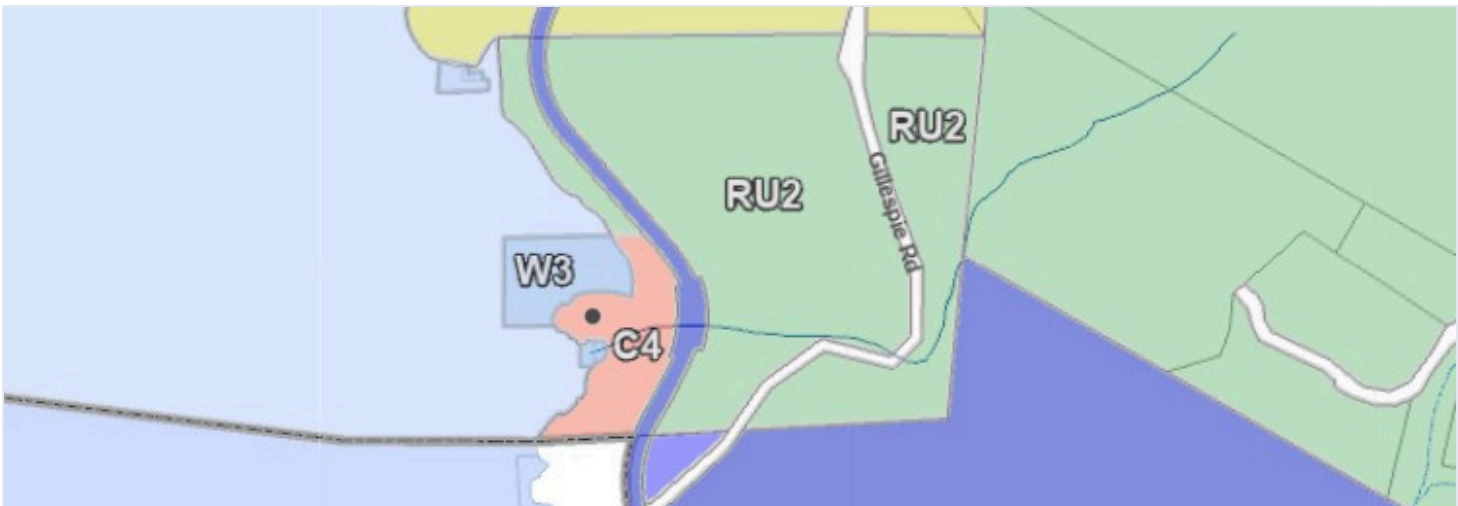
W3 Rem. — undetermined
Dock off C4 land; saltwater pool area beyond shoreline

SITE & ZONING

PARCEL BOUNDARY



ZONING OVERLAY — CRD GIS



Boundaries and areas shown are estimates derived from CRD GIS mapping and BC Assessment records, provided for illustration only. Purchasers should undertake their own survey and due diligence to confirm parcel limits, zoning designations, and developable area.

THE LODGE

A ±10,335 square foot timber lodge sits at the centre of the estate, with 12 bedrooms, 13 bathrooms, and expansive glazing oriented to Sooke Harbour. Common areas open directly onto the waterfront lawn.



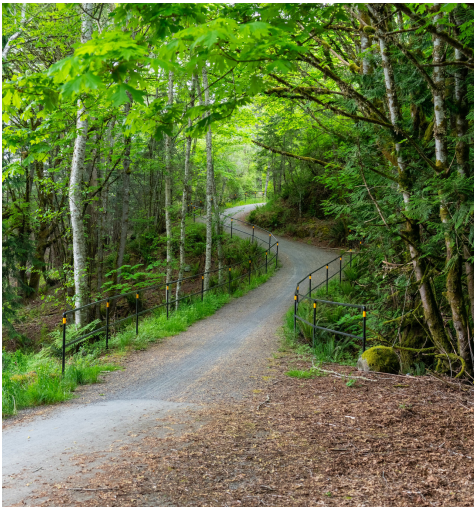
KITCHEN & AMENITIES

The lodge is served by a commercial-grade kitchen with walk-in refrigeration, capable of supporting full-service hospitality operations. A domed recreation pavilion and covered gathering spaces round out the existing improvements.



THE GROUNDS

Beyond the lodge, the estate holds open meadow, a tidal saltwater pool, timber boardwalks, cabins, a stone fire circle, and kilometres of forested trail connecting to the Galloping Goose Regional Trail.





NEARLY 1 KM OF OCEAN FRONTAGE

Low-bank waterfront along the sheltered waters of Sooke Harbour, with a private dock, protected moorage, and direct access to the Salish Sea.



THE LOCATION

Situated along Gillespie Road, this property benefits from convenient access to the broader South Island region while retaining a quiet, natural setting ideal for recreation or wellness-based development. The region is a gateway to outdoor exploration, attracting visitors and residents seeking nature and a break from urban density.

- **East Sooke Regional Park** — over 1,400 hectares of protected forest, rocky shoreline, and trails.
- **Whiffin Spit, Sooke Potholes, and Ella Beach** — recreational destinations minutes away.
- **Marinas and kayak launch points** — direct access to the Salish Sea and marine tourism.

TRADE AREA & DRIVE TIME

Sooke	15 min
Langford	20 min
Saanich Core	30 min
Victoria	35 min
Sidney	55 min

FOR MORE INFORMATION

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