

FOR SALE

**GROUSE NEST RESORT
PRIME WATERFRONT
DEVELOPMENT PROPERTY**

1424 GILLESPIE ROAD, SOOKE

OPPORTUNITY

The Grouse Nest is an +/- 83.54-acre estate on Sooke Harbour with Pacific Ocean access. The site offers nearly 1 km of ocean frontage, old growth forest, and direct access to the Galloping Goose Regional Trail. The property includes a +/- 10,000 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.

COMPREHENSIVE DATA ROOM CONTAINING:

- Environmental Overview Assessment (ENKON)
- Archaeological Impact Assessment (IR Wilson)
- Ground Water Supply Feasibility (Western Water)

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OPPORTUNITY

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.

This remarkable property features a mix of old-growth forest, open clearings, and nearly a full kilometer 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 potential 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 on Vancouver Island's west coast.

ZONING AREAS (ESTIMATED)

C4: ± 8.7 acres
(estimated per CRD GIS)

RU2: ± 73.59 acres
(estimated per CRD GIS)

W3: ± 0.13 acres
(upland portion of saltwater pool, per BC Assessment)

W3 Rem.: Undetermined
(dock off C4 land; saltwater pool area beyond shoreline)

SALIENT FACTS

CIVIC ADDRESS:

1424 Gillespie Road, Sooke BC

LEGAL ADDRESS:

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 ac (BC Assessment)

ASSESSED VALUE: \$5,443,000

MUNICIPALITY: Sooke

ZONING:

RU2 RURAL RESIDENTIAL
C4 COMMERCIAL RECREATION
W-3 MARINA

OCP CD-Comprehensive Development

ACCESS: Via Gillespie Road

IMPROVEMENTS:

10,335 SQFT with 12 bedrooms and 13 bathrooms + commercial grade kitchen

SERVICES:

Multiple wells, pump house, septic.

PRICE:

\$6,995,000

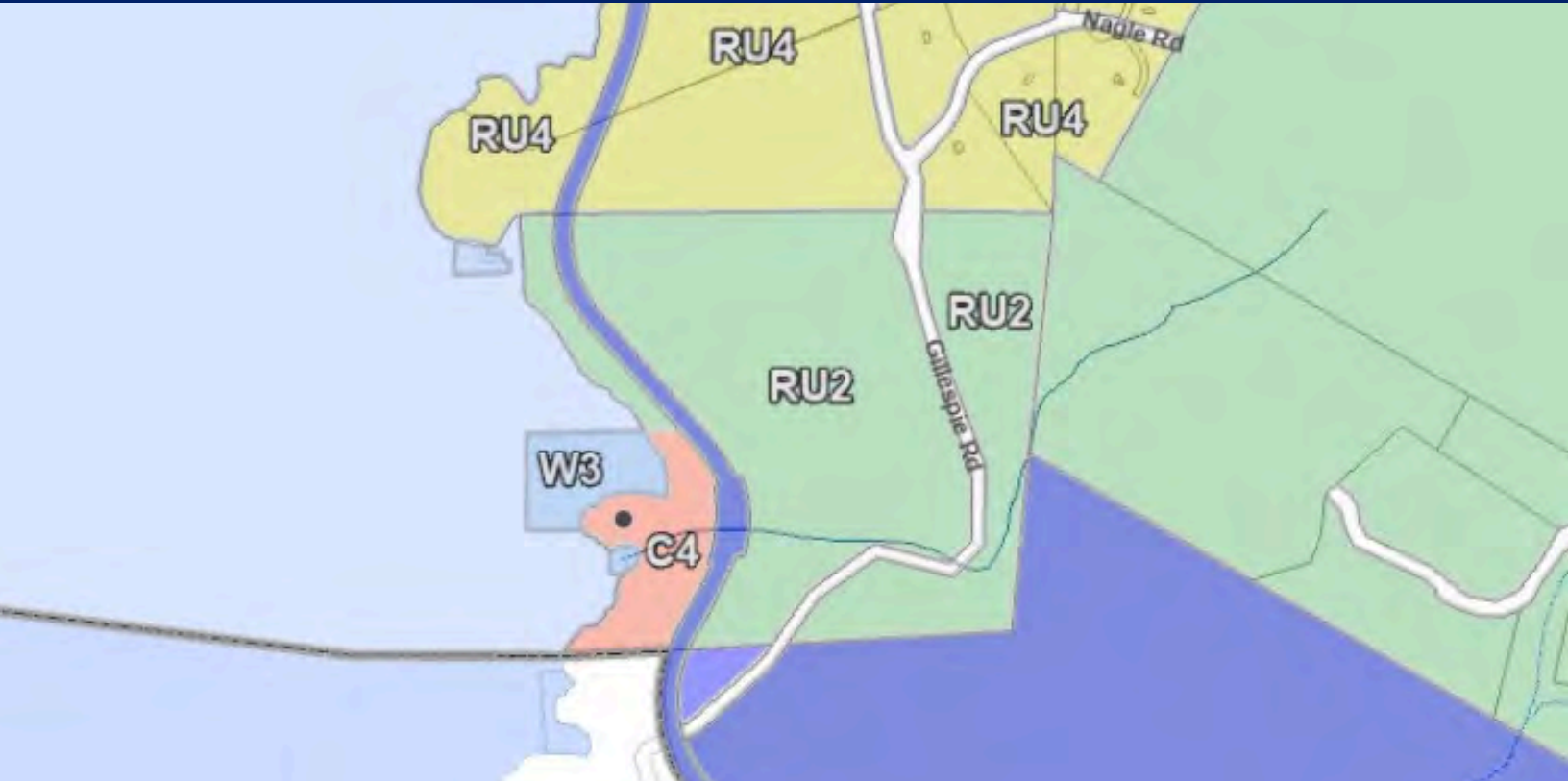
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Situated along Gillespie Road, this property benefits from convenient access to the broader South Island region while retaining a quiet, natural setting ideal for recreation or wellness-based development.

This region is a gateway to outdoor exploration, attracting visitors and residents seeking nature, wellness, and a break from urban density. The property is near:

- East Sooke Regional Park: Over 1,400 hectares of protected forest, rocky shorelines, and trails.
- Whiffin Spit, Sooke Potholes, and Ella Beach: Popular recreational destinations minutes away.
- Marinas and kayak launch points: With direct access to the Salish Sea and marine tourism opportunities.

TRADE AREA & DRIVE TIME

SOOKE + 15 MINUTES

LANGFORD + 20 MINUTES

SAANICH CORE + 30 MINUTES

VICTORIA + 35 MINUTES

SIDNEY + 55 MINUTES

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