LANDQUEST
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110+ Slip Marina

Sooke Harbour Resort and Marina



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in British Columbia

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110+ Slip Marina and Commercial Units

Sooke Harbour Resort and Marina

PROPERTY DETAILS

Listing Number:	26156
Price:	$1,799,000

SIZE

- 0.3 acres - Strata Lot 1 (101-6971 West Coast Rd) - Strata General Commercial
- 0.2 acres - Strata Lot 2 (105-6971 West Coast Rd) - Strata Warehouse
- 1.75 acres - Floating Marina

DESCRIPTION

A rare oceanfront investment on one of Vancouver Island's tourism hotspots 35 minutes drive from Victoria, BC in Sooke—gateway to the wild West Coast. Now available for acquisition: the marina portion and commercial strata units of the iconic Sooke Harbour Resort and Marina—a turnkey, revenue-generating waterfront asset in a high-growth tourism corridor.

Positioned within the protected waters of the Sooke Basin. Sooke Harbour Marina is the closest marina facility in the area to the open West Coast. Where Vancouver Island's coastal charm meets high-performing tourism and recreational demand.

This is an exceptional opportunity to acquire a diverse, income-generating waterfront asset in one of Vancouver Island's most scenic and sought-after coastal communities.

Investment Features

- Stable revenue base with diverse income sources.
- Strong local and tourist customer base.
- High barrier-to-entry waterfront zoning.
- Growth potential through value-add or owner-operator models.

Ideal for investors, operators, tourism entrepreneurs and portfolio buyers seeking stable revenue with long-term growth upside.

Property Overview

- Property Type: Mixed-use strata development (marina + commercial).
- Land Area: Strata entitlement + 1.75-acre Crown leased water lot.
- Zoning: C4 (Recreational Commercial) and W3 (Marina)—wide use flexibility for commercial, recreational, and marina-related businesses.
- Construction Year: 2007; well-maintained.
- Parking: Dedicated spaces for commercial units plus additional guest surface parking.

Marina Features

- 728.78 lineal meters (2,391 ft) of dock space, accommodating 110-120 boat slips depending on vessel size.
- Modern amenities: 15A & 30A power, cold water, and Wi-Fi available at all slips.
- Security infrastructure: Locked gated access and 6 infrared security cameras with live monitoring for slip holders.
- Recent upgrades: Re-boarding of the central wharf and fingers; overall marina condition rated average to good in addition to a new fish cleaning station.

- 30-year water lot lease renewed in 2019.
- Direct access to world-class fishing in the Strait of Juan de Fuca—renowned for salmon and halibut.

Commercial Strata Units

- Unit 101 (Strata Lot 1): 1,358 sq. ft. Includes reception, lobby, private office, and 2-piece washroom. Currently operating as marina reception, office and retail space.
- Unit 105 (Strata Lot 2): 1,164 sq. ft. Features a boardroom, public washroom with shower, kitchenette, office, and storage. Partial sublease to a bicycle rental operator.

Location Highlights

- Sooke, BC: A gateway to Pacific eco-adventures, nestled between coastal rainforest and oceanfront.
- Easy access to Victoria (35 minutes) via Highway 14, with ferry, seaplane, and heli-jet connections to Vancouver.
- Mild climate supporting year-round tourism and boating.

Just a short 30- to 40-minute drive from Victoria, Sooke Harbour Resort and Marina is the perfect launching pad for unforgettable fishing adventure. Sooke Harbour Resort and Marina is located within just a few minutes walking distance to delectable restaurants, pubs, and cafes or a close drive to many more dining options ranging from high-end epicurean to funky coffee shops offering sandwiches and fresh-baked artisan treats.

LOCATION

6971 West Coast Road - Sooke, BC

DIRECTIONS

Contact the listing agent.



AREA DATA

Sooke is located on the southwest coast of Vancouver Island, 50 km from the provincial capital city of Victoria. The Sooke region encompasses the District of Sooke and East Sooke, two communities joined around the sheltered Sooke Harbour and Basin, as well as the outlaying areas of Otter Point and Shirley further west.

On the edge of temperate rainforest, Sooke enjoys a year-round mild climate and closeness to nature, making it ideal for all season outdoor recreation. Summers are typically warm and dry. Winters also are also mild with a good amount of rainfall and rare snowfall. The climate is ideal for outdoor recreation, including hiking, cycling or horseback riding on local trails, kayaking, canoeing or paddle boarding in the sheltered harbour or local lakes, and fishing, sailing or whale watching in the Strait of Juan de Fuca. Sooke also supports a wealth of interests through community organizations, such as music, theatre, arts, and team sports.

RECREATION

Sooke is a premier destination for outdoor enthusiasts, offering world-class recreation set against the backdrop of rugged coastline, lush rainforest, and panoramic ocean views. From award-winning sportfishing in the Strait of Juan de Fuca—renowned for trophy salmon and halibut—to kayaking, whale watching, and scuba diving, the marine opportunities are exceptional. On land, visitors and locals alike enjoy the celebrated Galloping Goose Trail, East Sooke Park, and countless hiking and biking routes that wind through ancient forests and along dramatic coastal bluffs. With year-round adventure and a mild climate, Sooke has firmly established itself as one of Vancouver Island's top destinations for eco-tourism and recreation.

HISTORY

Sooke's rich history stretches back thousands of years, originally home to the T'Sou-ke Nation, a Coast Salish people whose name the town proudly bears. The T'Sou-ke people thrived along the shores of the Sooke Basin, sustained by the region's abundant marine and forest resources. European settlement began in the mid-1800s, when Sooke became one of the earliest established communities on Vancouver Island, driven by logging, fishing, and farming. Over time, it evolved from a rugged pioneer outpost into a vibrant coastal town that balances modern development with its deep Indigenous and colonial roots. Today, Sooke retains its small-town charm while embracing a growing reputation as a gateway to outdoor adventure, cultural heritage, and sustainable living.

MAP REFERENCE

48°21'59.12"N and 123°43'51.13"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Fully serviced.

TAXES

- Strata Lot 1: $11,654.05 (2026)
- Strata Lot 2: $7,823.33 (2026)
- Floating Marina: $8,352.00 (2026)

Total: $27,829.38 (2026)

ZONING

C4 (Recreational Commercial) - Strata Lots 1 and 2
W3 (Marina) - Floating Marina
Sooke Zoning Bylaw No. 600, 2013

Additional zoning information can be found on the District of Sooke website.
https://sooke.ca/i-want-to/find/property-zoning/

LEGAL

Strata Lot 1 Section 4 Sooke District Strata Plan VIS6196, together with an interest in the common property to the unit entitlement of the Strata Lot as shown on Form 1 or V as appropriate
PID 026-954-915

Strata Lot 2 Section 4 Sooke District Strata Plan VIS6196, together with an interest in the common property to the unit entitlement of the Strata Lot as shown on Form 1 or V as appropriate
PID 026-954-923

Leasehold interest in District Lot 246, Sooke District Commercial Marina Lease File No. 0244116, Document No. V933896
















Reception














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BAIT
BY
RHYS DAVIS
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Sooke Harbour





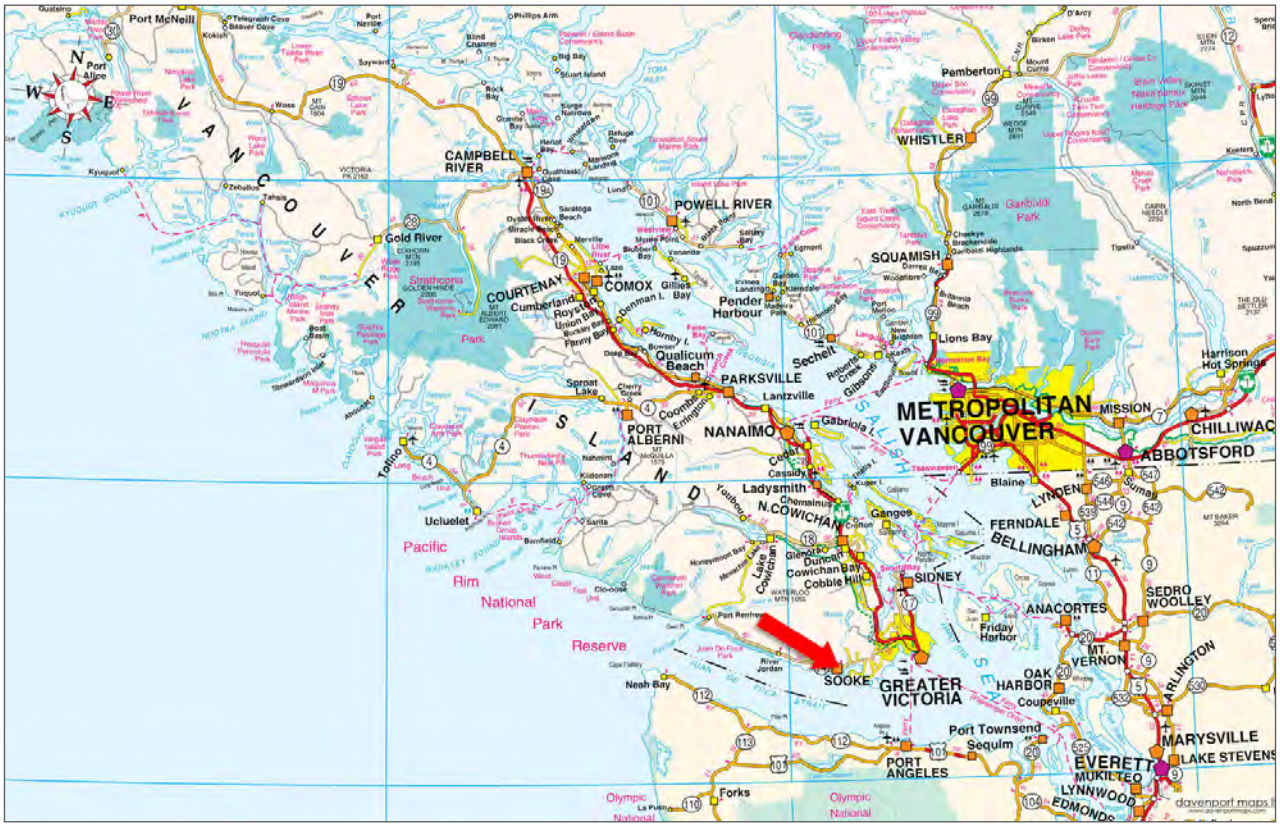






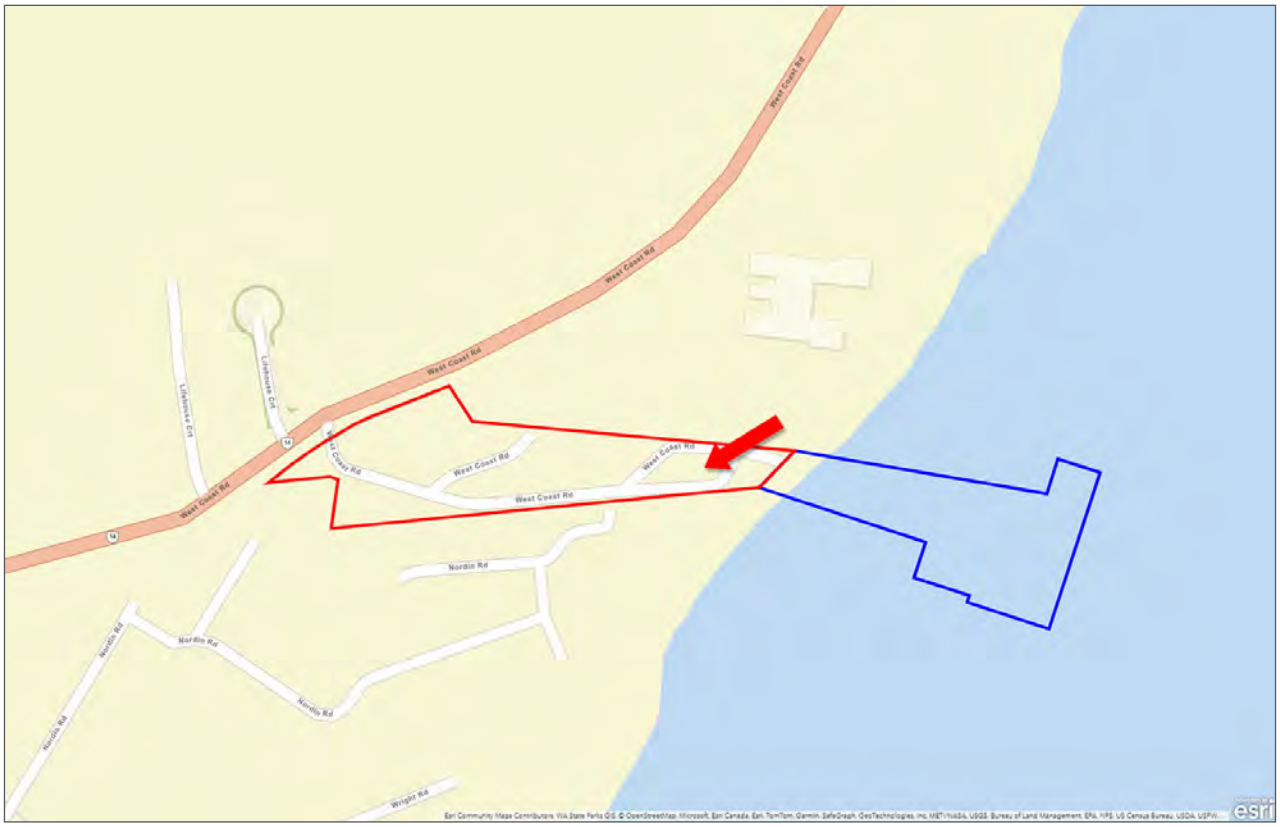

SOOKE
HARBOUR
Resort &
Marina

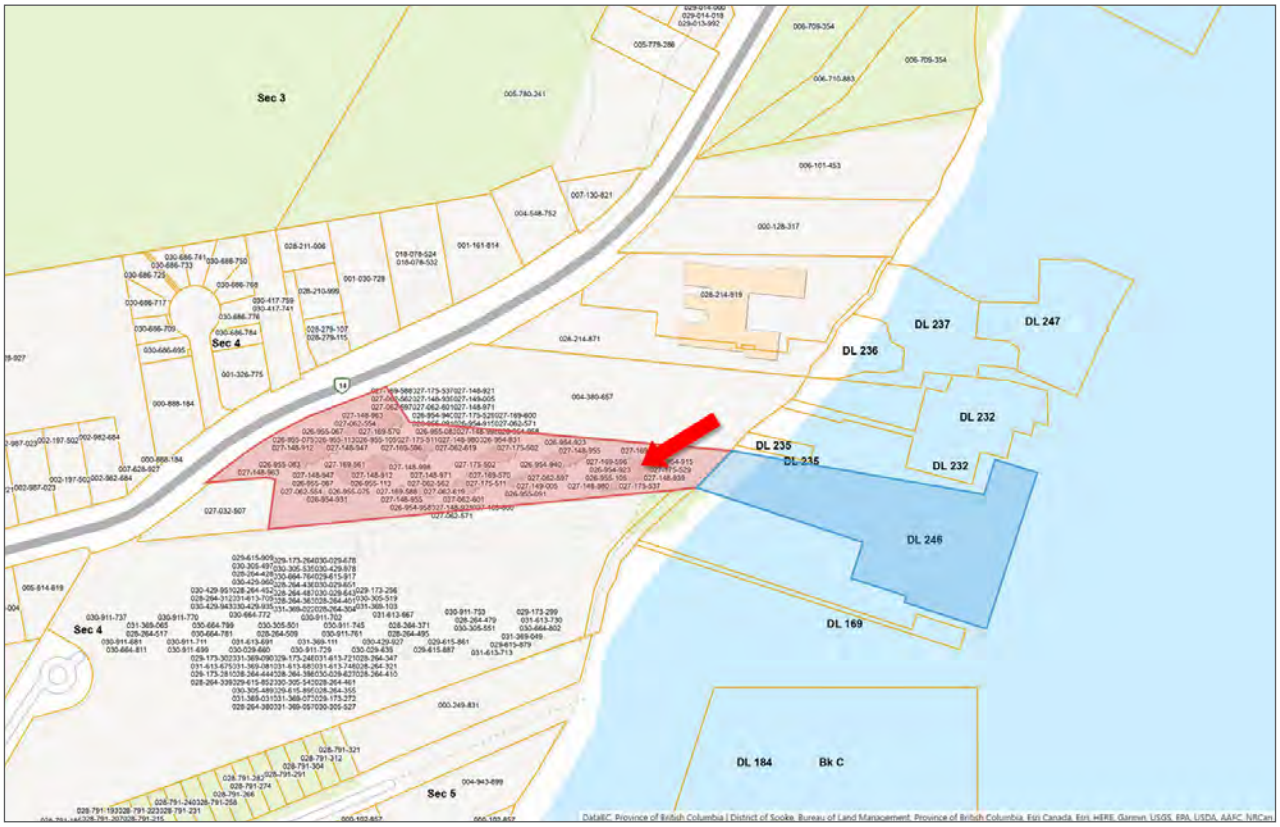


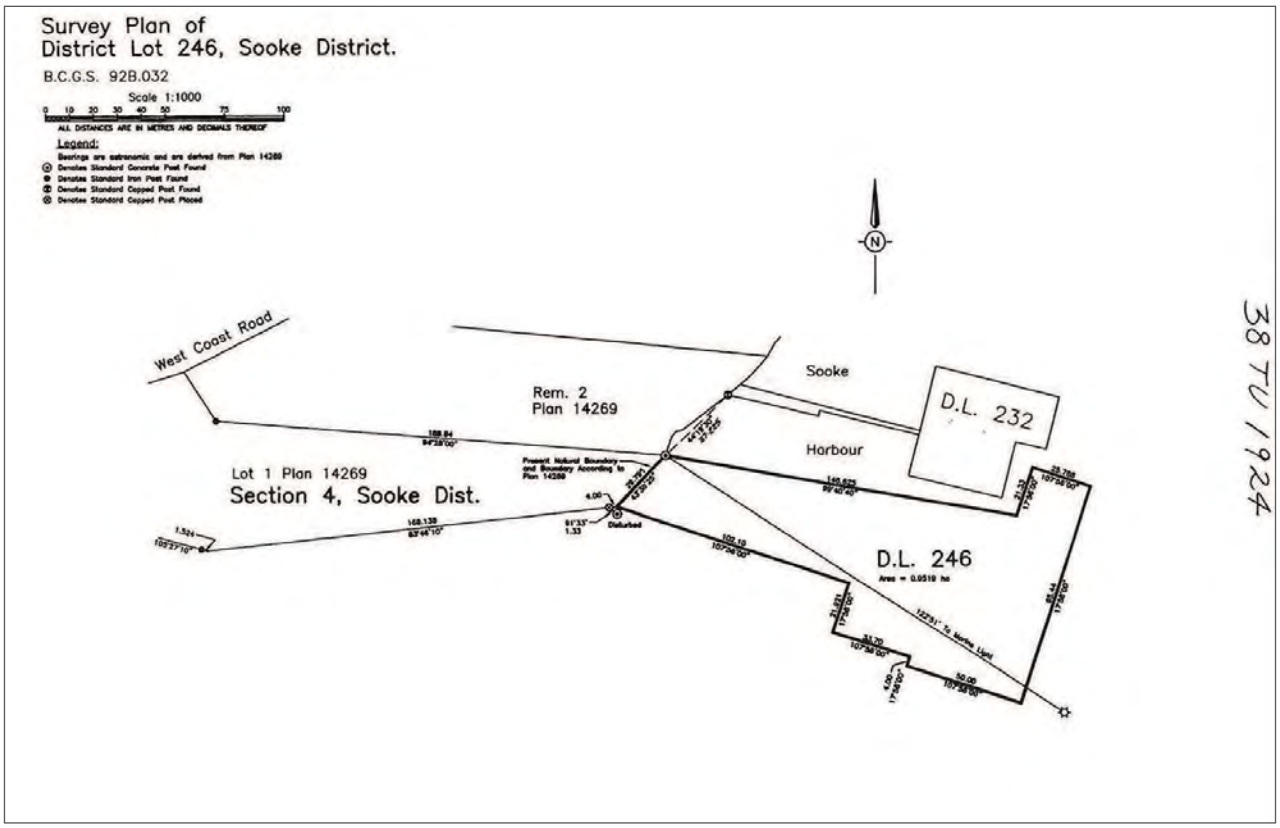

Port McNeill
Port Alice
VANCOUVER ISLAND
CAMPBELL RIVER
Gold River
COURTENAY
Cumberland
COMOX
POWELL RIVER
Pemberton
WHISTLER
SQUAMISH
Pender Harbour
Lions Bay
Sechelt
Qualicum Beach
PARKSVILLE
Lantzville
PORT ALBERNI
NANAIMO
METROPOLITAN VANCOUVER
MISSION
CHILLIWACK
ABBOTSFORD
Harrison Hot Springs
Blaine
LYNDEN
FERNDALE
BELLINGHAM
Ucluelet
Pacific Rim National Park Reserve
Ladysmith
N.COWICHAN
Ganges
SIDNEY
Duncan
Cowichan Bay
Cobble Hill
SOOKE
GREATER VICTORIA
ANACORTES
SEDRO WOOLLEY
Friday Harbor
MT. VERNON
OAK HARBOR
Coupeville
ARLINGTON
Port Townsend
Sequim
PORT ANGELES
MARYSVILLE
LAKE STEVENS
EVERETT
MUKILTEO
LYNNWOOD
EDMONDS
Forks
Neah Bay
Olympic National
davenport maps

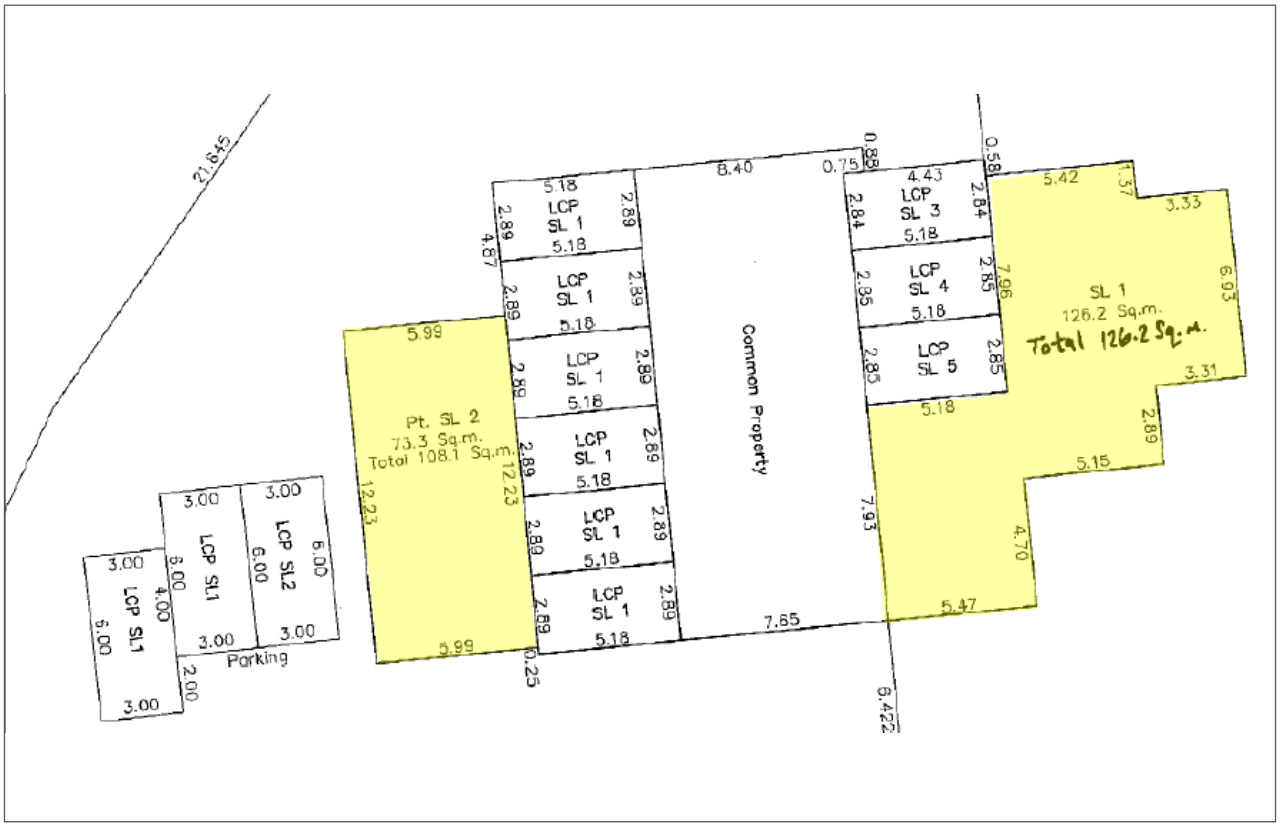

CAPITAL
Fairbridge
Cowichan
Cowichan Bay
Cobble Hill
Shawnigan Lake
Mill Bay
Deep Cove
Saanich
Swartz Bay
Sidney
North Saanich
Pauquachin FN
Saanichton
Brentwood Bay
Central Saanich
Tsawout First Nation
Bamberton
Malahat
Mount Work Regional Park
Goldstream Lake
Highlands
Cordova Bay
Beaver Lake
View Royal
Esquimalt Nation
LANGFORD
Glen Lake
Luxton
Colwood
Happy Valley
Esquimalt
SAANICH
Oak Bay
VICTORIA
Gordon Head
Arbutus Cove
University of Victoria
Discovery Island
Chatham Islands
Roche Harbor
Friday Harbor
San Juan Island
Lime Kiln Point State Park
Eagle Point
False Bay
Strait
River Jordan
Shirley
Otter Point
Sooke
Milnes Landing
Rocky Point
Metchosin
East Sooke
T'Sou-ke Nation
Sooke Bay
Possession Point
Pedder Bay
Rocky Point Naval Establishment
Race Rocks
Race Rocks National Marine Protected Area
Beechey Head
Smyth Head
CANADA
U.S.A.
BRITISH COLUMBIA
WASHINGTON
JUAN DE FUCA STRAIT

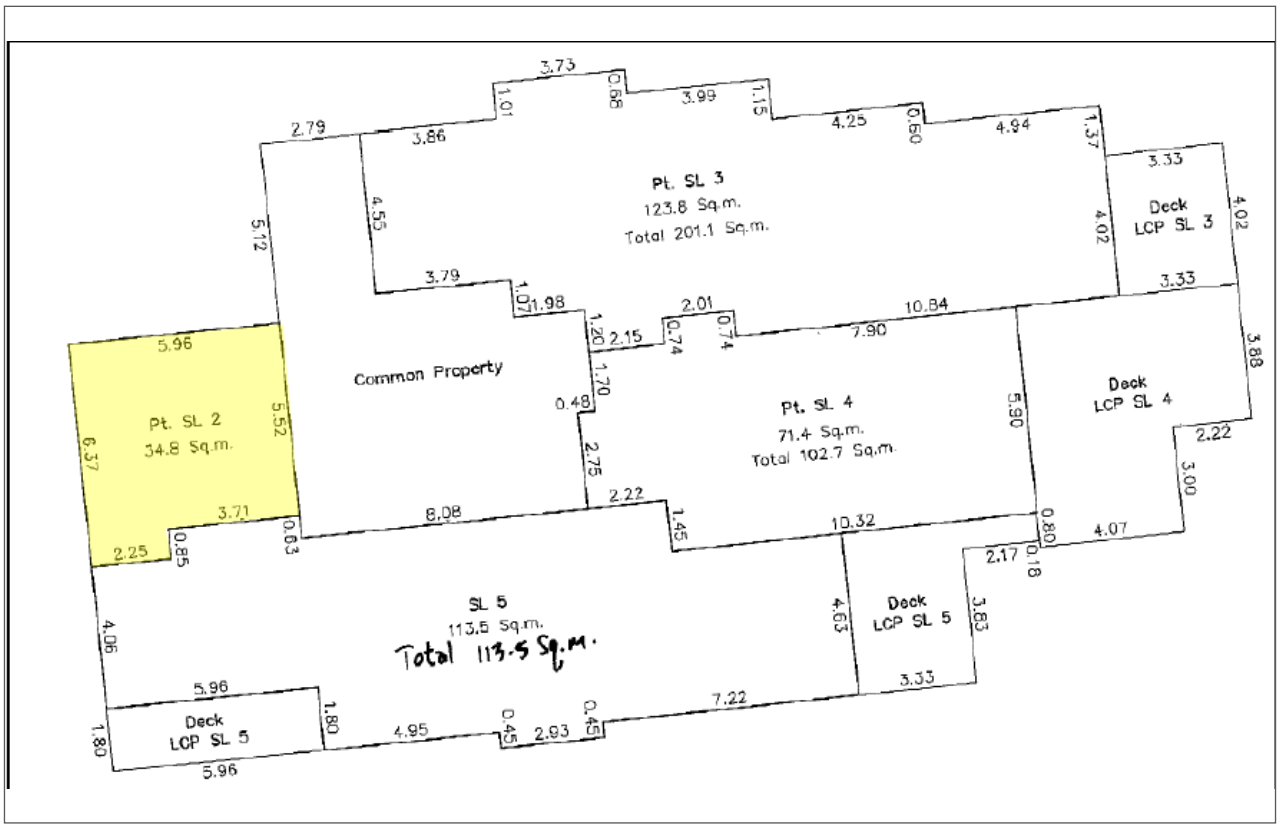



West Coast Rd
Lighthouse Crt
Nordin Rd
Wright Rd


Sec 3
Sec 4
Sec 4
Sec 5
DL 237
DL 247
DL 236
DL 232
DL 235
DL 235
DL 232
DL 246
DL 169
DL 184
Bk C


Survey Plan of
District Lot 246, Sooke District.
B.C.G.S. 92B.032
Scale 1:1000
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
Legend:
West Coast Road
Rem. 2
Plan 14269
Sooke
Harbour
D.L. 232
Lot 1 Plan 14269
Section 4, Sooke Dist.
D.L. 246
38 TU 1924


21.645
LCP SL 1
LCP SL 2
LCP SL 3
LCP SL 4
LCP SL 5
Common Property
Pt. SL 2
73.3 Sq.m.
Total 108.1 Sq.m.
SL 1
126.2 Sq.m.
Total 126.2 Sq.m.
Parking


Pt. SL 3
123.8 Sq.m.
Total 201.1 Sq.m.
Common Property
Pt. SL 2
34.8 Sq.m.
Pt. SL 4
71.4 Sq.m.
Total 102.7 Sq.m.
Deck
LCP SL 3
Deck
LCP SL 4
SL 5
113.5 Sq.m.
Total 113.5 Sq.m.
Deck
LCP SL 5
Deck
LCP SL 5

Notes



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