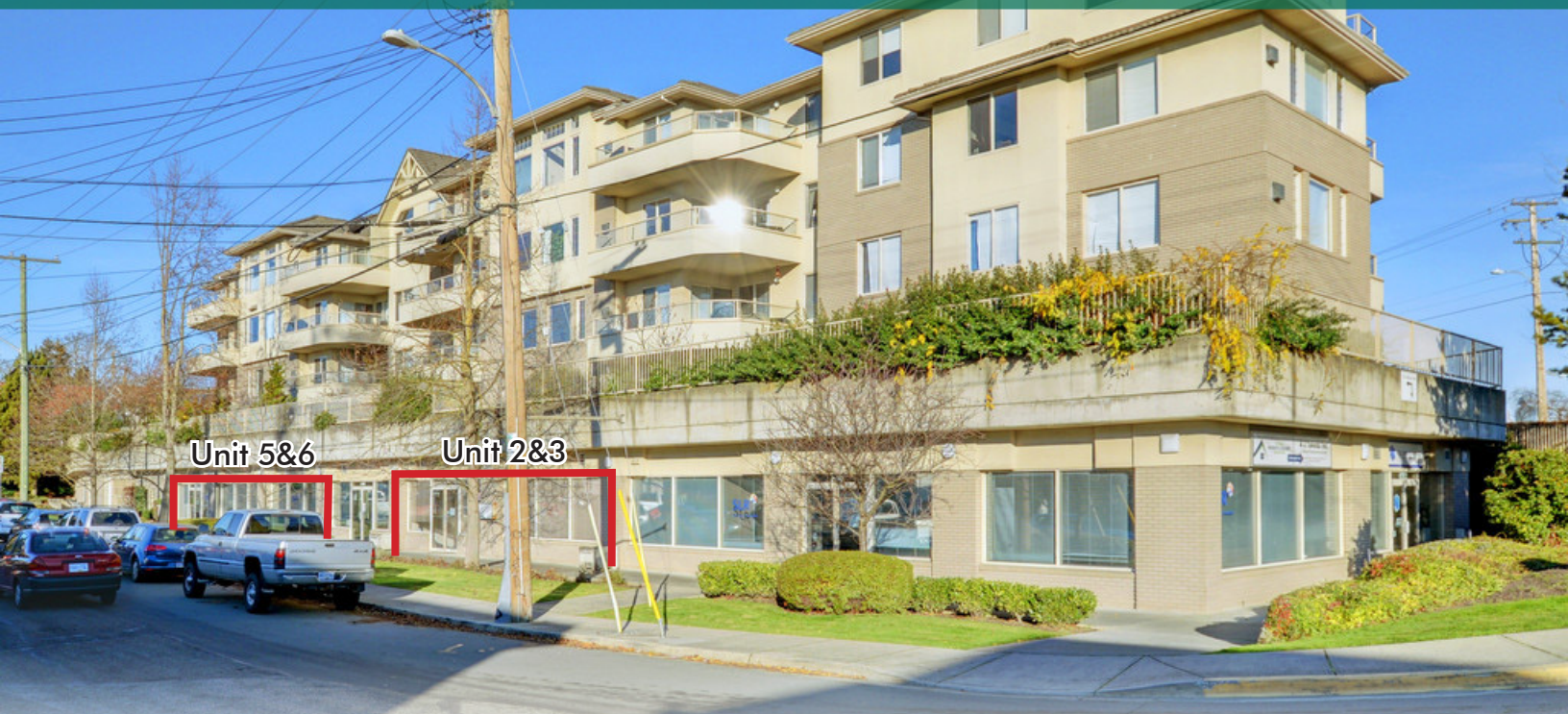


FOR SALE - COMMERCIAL STRATA UNITS

OWNER OCCUPIER OR INVESTOR OPPORTUNITY

40 CADILLAC AVENUE | VICTORIA, BC



OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase ground floor strata units in a well-maintained mixed use building. The commercial office units are improved with a reception desk, private offices, staff rooms, lunch rooms, and storage areas. The units benefit from ample natural light, excellent signage potential, and onsite staff and visitor parking.

HIGHLIGHTS

- ✓ Ideal for owner/ occupier
- ✓ Close to major arterial traffic routes
- ✓ Walk-up office/ retail
- ✓ Signage opportunities
- ✓ Turn key offices
- ✓ Parking for staff and visitors

ZONING: C-4C OFFICE AND APARTMENT

Uses permitted but not limited to:

- ✓ Office
- ✓ Medical Services
- ✓ Assembly
- ✓ Cable Hub Suite
- ✓ Accessory Buildings and Structure
- ✓ Daycare, Adult / Child

CONTACT US

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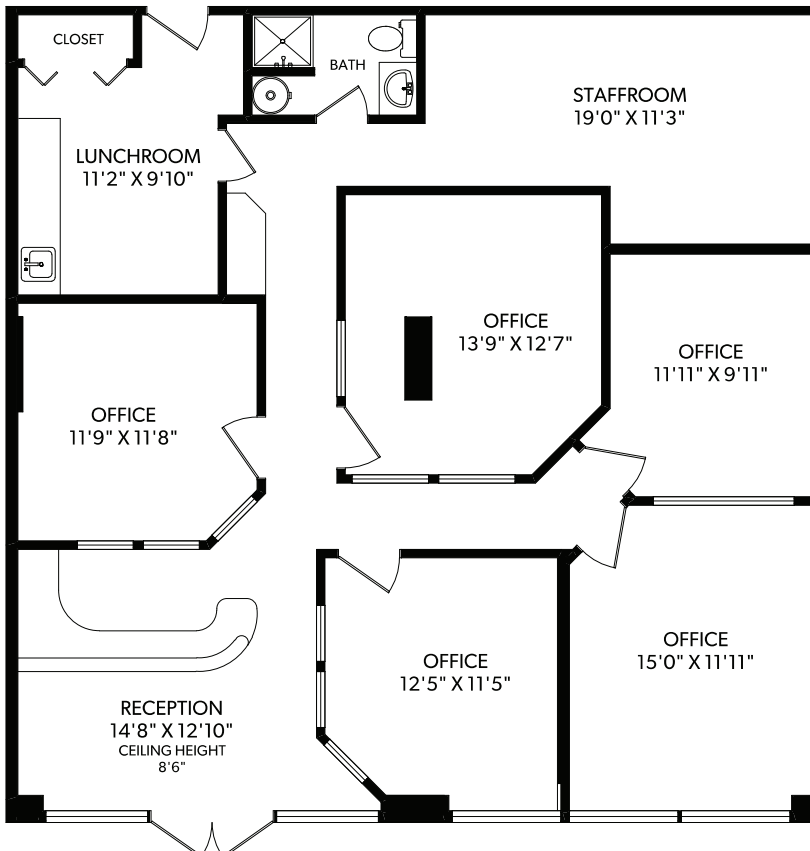
UNIT 2 & 3

Address	2 & 3 - 40 Cadillac Avenue
PID	019-036-795 & 019-036-787
Size	1,603 Sq. Ft.
Taxes (2018)	\$5,884
Strata Fees	\$481.06
Parking	2 reserved plus visitor
Electrical	400-amp
Heating / Cooling	HVAC & Electric Baseboard



PRICE: \$575,000

FLOOR PLAN



FOR SALE - COMMERCIAL STRATA UNITS

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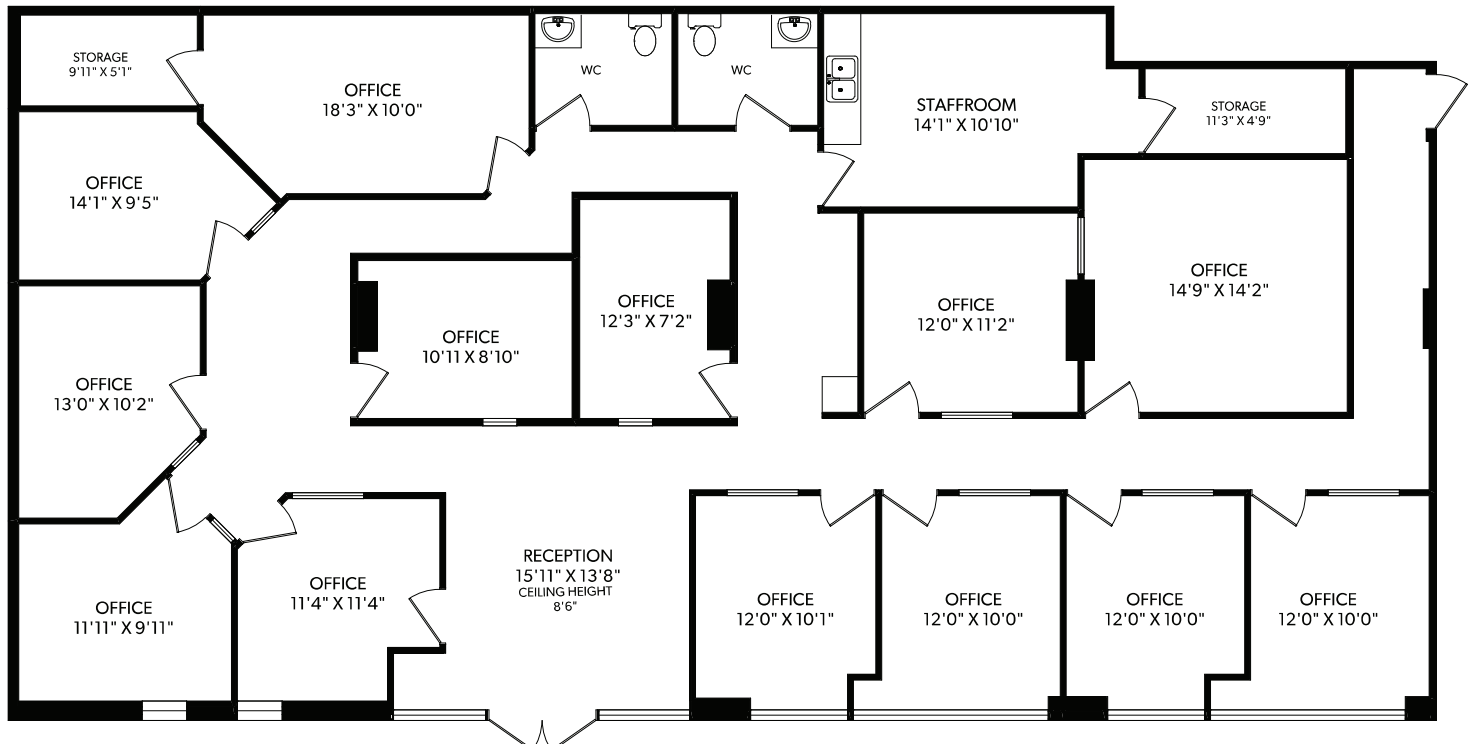
UNIT 5 & 6

Address	5 & 6 - 40 Cadillac Avenue
PID	019-036-761 & 019-036-752
Size	3,144 Sq. Ft.
Taxes (2018)	\$12,136
Strata Fees	\$958.83
Parking	5 reserved plus visitor
Electrical	400-amp
Heating / Cooling	HVAC & Electric Baseboard



PRICE: \$995,000

FLOOR PLAN





LOCATION

Located in the geographic centre of Greater Victoria, within ten minutes to Victoria's downtown core providing unparalleled access to Victoria's surrounding communities. The premises are situated between two major arterial routes, the Trans Canada Highway accessing the Westshore and up-island, and the Pat Bay Highway servicing the Saanich peninsula airport including the Swartz Bay ferry terminal. The property allows employees direct access to the Galloping Goose Trail, public transportation, and an abundance of amenities.

CONTACT US

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