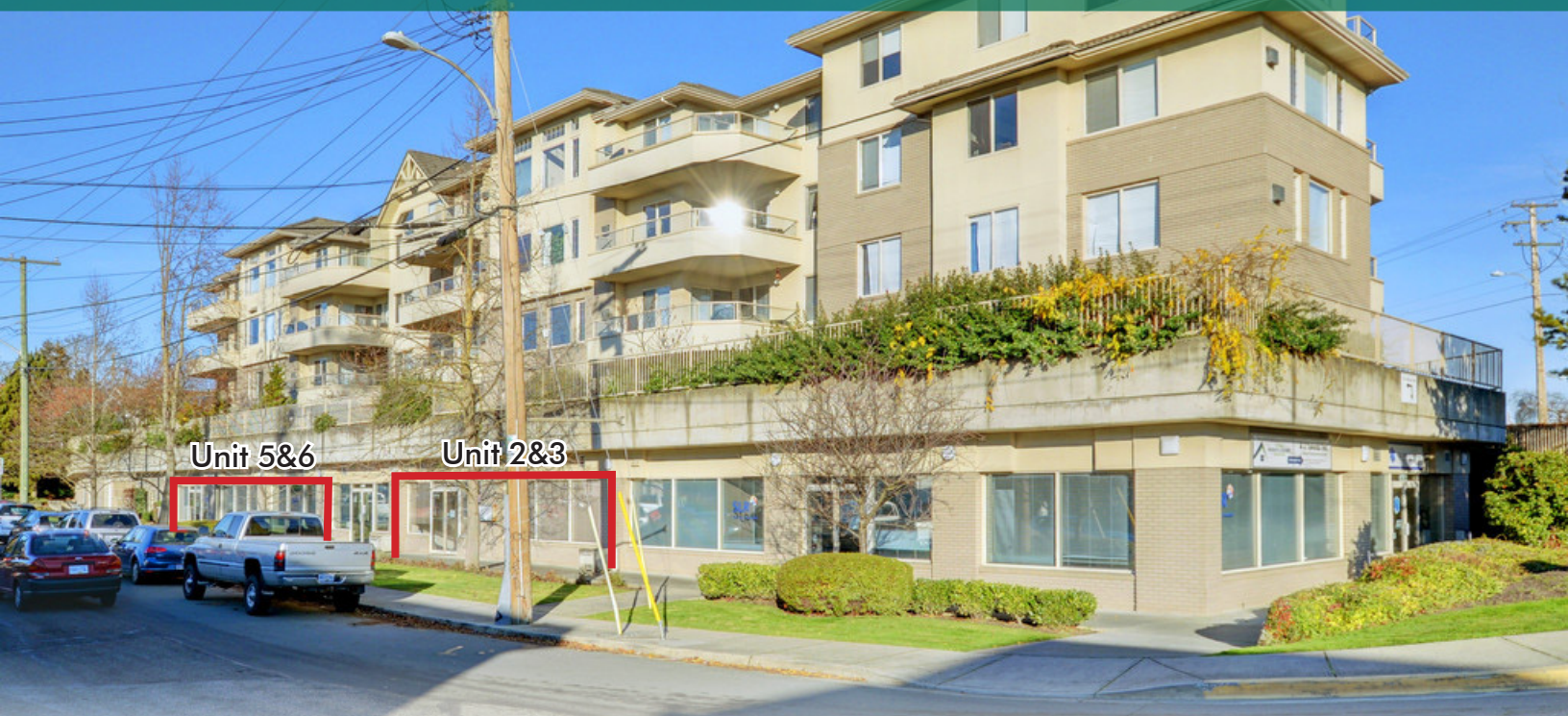


FOR SALE - COMMERCIAL STRATA UNITS

# 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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FOR SALE - COMMERCIAL STRATA UNITS

# OWNER OCCUPIER OR INVESTOR OPPORTUNITY

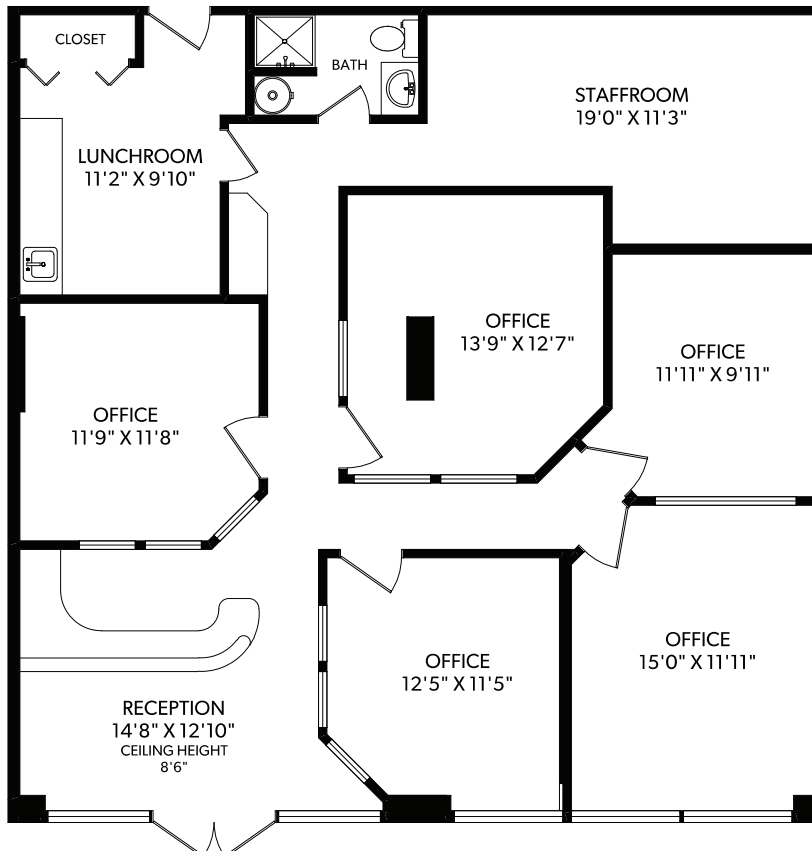
40 CADILLAC AVENUE | VICTORIA, BC

## UNIT 2 & 3 **SOLD**

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



## FLOOR PLAN



FOR SALE - COMMERCIAL STRATA UNITS

# OWNER OCCUPIER OR INVESTOR OPPORTUNITY

40 CADILLAC AVENUE | VICTORIA, BC

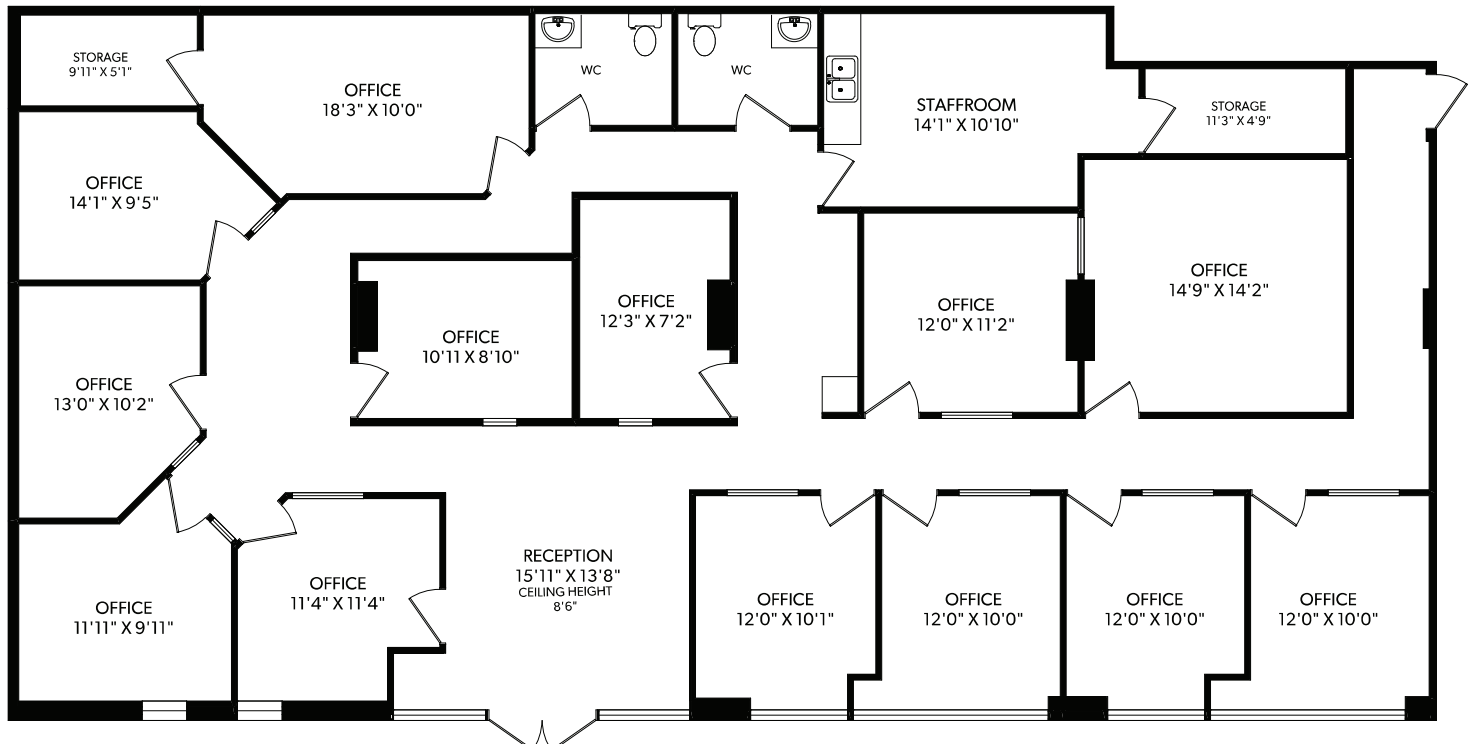
## UNIT 5 & 6

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