

FOR SALE
Exclusive Listing

Unit 4a & 4b
601 Boleksine Road
Saanich, BC



Fully Leased Industrial Strata Investment Opportunity

- + Fully leased to a national Tenant
- + 6.4% yield (average on remain term)
- + \$145 psf on asking price
- + Easy loading for 54' trailers
- + Includes cooler space
- + Includes 10 underground parking stalls (LCP) for staff
- + Concrete building
- + 19' to 21' ceilings
- + Fully sprinklered

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The Opportunity

CBRE is pleased to present an opportunity to acquire an 19,809 sq. ft strata lot leased to an excellent long-term national tenant. Coast Appliances is a leading wholesale distributor of home and kitchen appliances. This concrete building is fully sprinklered, has 19-21' ceilings and has one of the best loading areas in the complex. The attractive yield, solid tenancy, building configuration and location make it a very attractive acquisition for a commercial real estate investor.

The Details

| | |
|---------------------|--|
| ADDRESS | Unit 4a & 4b - 601 Boleskine Road, Victoria, BC |
| LEGAL ADDRESS | Strata Lot 11 & 12 Plan EPS634 Section 7 Land District 57 |
| PID | 030-015-804 & 030-015-812 |
| UNIT SIZE | Mezzanine: 4,441 sq.ft. Main: <u>15,368 sq.ft.</u> Total: 19,809 sq. ft. |
| CEILING | 18' - 22' |
| ZONING | M2 Wholesale Warehouse & Office |
| TENANT | Coast Appliances |
| PARKING | 10 underground parking stalls |
| LOADING | 5 dock level loading doors 10'x10' |
| ELECTRICAL | 2 X 200 AMP 3 phase power |
| LEASE EXPIRY | May 31, 2022 (+ One 5 year option) |
| AVERAGE RENTAL RATE | \$9.30 psf |
| CAP RATE | 6.4% (average based on remaining term) |
| FINANCING | \$1,380,000 at an interest of 4.39% |

PRICE: \$2,890,000

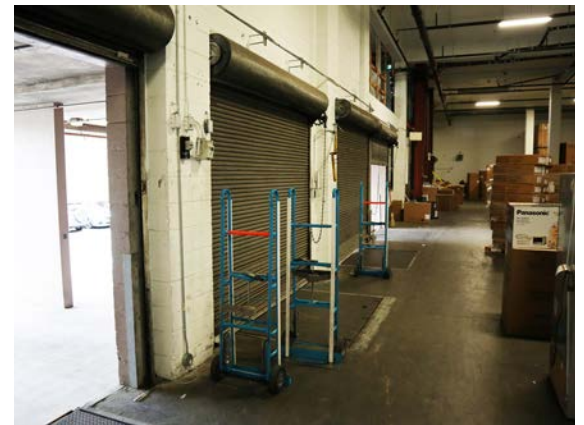
PRICE per SF: \$146



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Tenant: **Coast Appliances**

Coast Appliances is a leading wholesale distributor of home and kitchen appliances. For 40 years they have provided an outstanding customer experience allowing them to expand to over 17 locations across the country.



The Location

The subject property is located just off of Douglas Street in a bustling area within Saanich. Major arteries near the subject provide access to Downtown Victoria as well as access to Sidney via the Pat Bay Hwy #17 and the Westshore via Trans-Canada Hwy #1.



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Contact Us

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VICTORIA

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