



**FOR SALE**

509 Ellice Street | Victoria, BC

# RARE OPPORTUNITY FOR OWNER-OCCUPIER OR INVESTOR

## HIGHLIGHTS

- ✓ 4,500 Sq. Ft. freestanding building (with additional 1,465 Sq. Ft. mezzanine)
- ✓ Paved yard/ parking area (uses can include parking, loading or storage)
- ✓ Central location
- ✓ Great visual exposure to Ellice and Bridge Streets
- ✓ Potential to demise to accommodate 2 tenants
- ✓ Future development upside
- ✓ Vacant possession





## OPPORTUNITY

The property at 509 Ellice Street offers a rare opportunity to acquire a freestanding light industrial building located in the heart of Rock Bay only five minutes from Downtown Victoria. Ideal for an owner-occupier or investor, the property can be easily demised into two self-contained units or leased as is to one tenant. M-2 Light Industrial zoning provides for a wide range of uses and future development potential allowing for density equal to 3 to 1 (21,600 square foot building).



## DETAILS

<b>Civic Address</b>	509 Ellice Street, Victoria, BC
<b>Legal Address</b>	Lot 9 Block P Plan VIP33A Section 4 Land District 57
<b>PID</b>	001-007-611
<b>Land Size</b>	7,200 Sq. Ft.
<b>Building Size</b>	Main Floor: 4,500 Sq. Ft. Mezzanine: 1,465 Sq. Ft. <b>Total: 5,965 Sq. Ft.</b>
<b>Year Built</b>	1973
<b>Parking/ Yard</b>	Approx. 2,700 Sq. Ft. paved in front of building
<b>Loading Doors</b>	Two 12'x12' drive-in-doors
<b>Building</b>	Concrete block
<b>Roof</b>	Tar and gravel over engineered truss system
<b>Heating</b>	Electric baseboard in office and gas fired over-head heater in warehouse
<b>Electrical</b>	200 amp single phase 3 phase wired to the building but disconnected
<b>Property Taxes (2018)</b>	\$16,729

**PRICE: \$1,650,000**

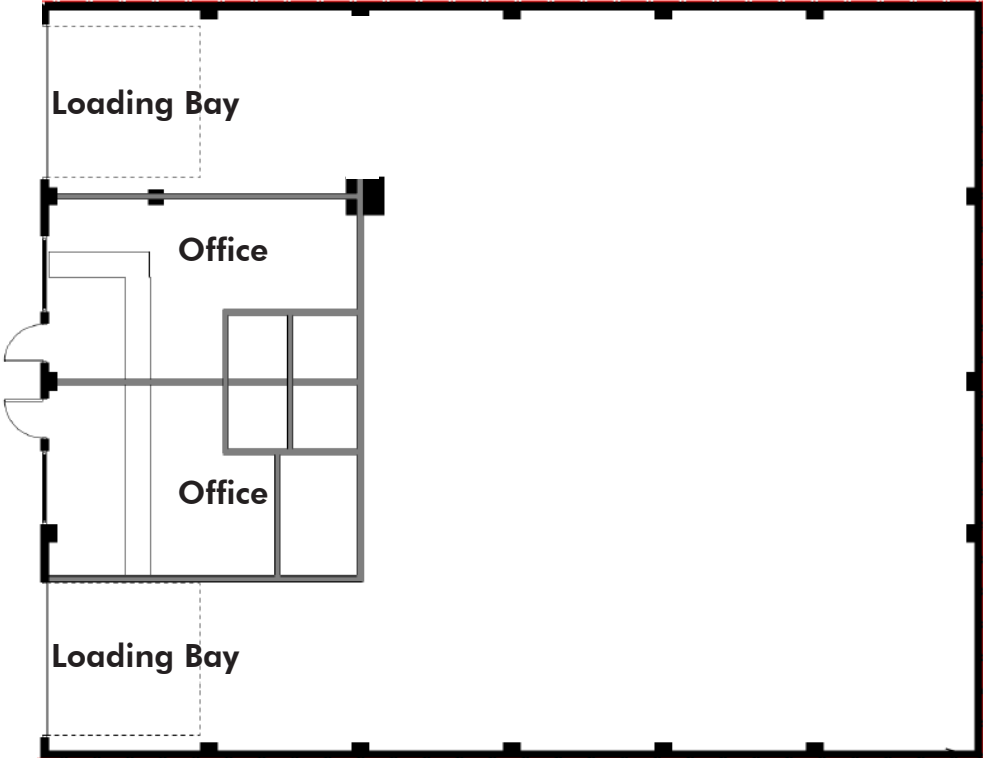
## ZONING

### M-2: Light Industrial District

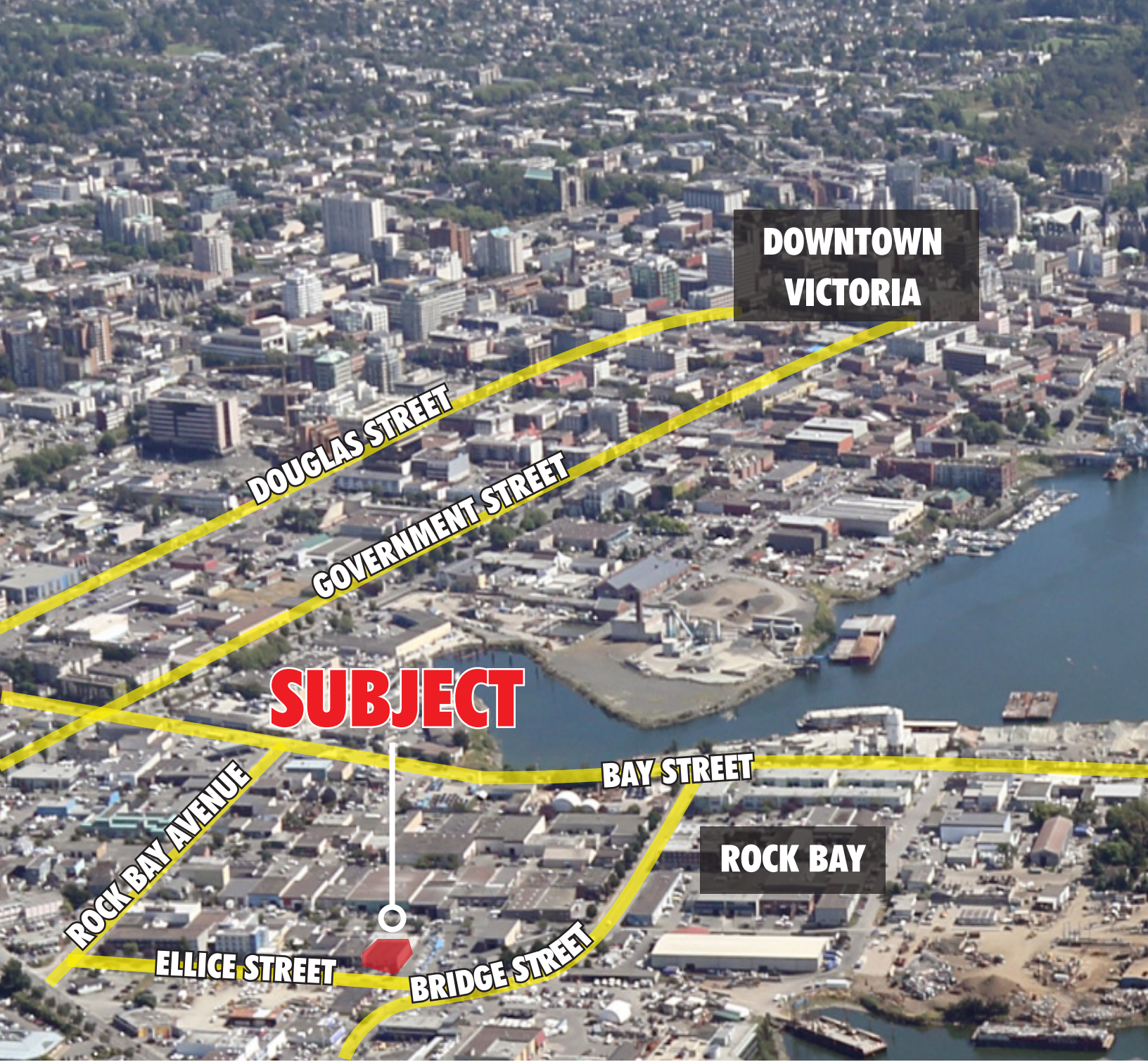
Permitted uses include but are not limited to:

- ✓ Light industry, including manufacturing, processing assembly, testing, servicing and repairing
- ✓ Retail, as accessory use
- ✓ Storage lots for undamaged vehicles, impounded or intended for sale, lease, rental or delivery
- ✓ Vehicle sales and rentals
- ✓ Warehouses
- ✓ Washing of vehicles
- ✓ Wholesale

# MAIN FLOOR PLAN







**DOWNTOWN  
VICTORIA**

**DOUGLAS STREET**

**GOVERNMENT STREET**

**SUBJECT**

**ROCK BAY AVENUE**

**BAY STREET**

**ROCK BAY**

**ELLICE STREET**

**BRIDGE STREET**

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**PRICE: \$1,650,000**

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VICTORIA

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