

FOR SALE

NEWLY CONSTRUCTED WAREHOUSE

- + Built in 2017
- + High quality construction
- + Ideal for an owner-user
- + Separate residential/ office space with views of Downtown
- + Large 14' W X 10' H loading door
- + Enclosed yard
- + Floor drains in the warehouse
- + Close proximity to Downtown

**715 Princess Avenue
Victoria, BC**

INVESTMENT PROPERTIES GROUP
V I C T O R I A

CBRE

The Opportunity

The investment properties group is pleased to present the opportunity for an owner-user or investor to acquire a newly constructed warehouse steps to the downtown core. This high quality building was built in 2017 and includes a warehouse, yard and a one bedroom residential suite that can be used as an office.

The Details

ADDRESS	715 Princess Avenue, Victoria, BC
LEGAL ADDRESS	Lot 7 Block A Plan VIP8 Land District 57 That PT Lying to the W of a boundary bisecting the N & S boundaries of said lot
PID	009-339-540
LOT SIZE	2,379 Sq. Ft.
BUILDING SIZE	Warehouse: 1,523 Sq. Ft. Second Floor: 401 Sq. Ft. Residential/ Office: 1,042 Sq. Ft. Total: 2,966 Sq. Ft.
CEILING	16'2" - Warehouse 9' - Residential/ Office
LOADING	Grade Level Loading 14' W X 10' H
HEATING	Gas overhead heater - Warehouse Electric Baseboard - Residential
ELECTRICAL	200 AMP single phase

PRICE: \$1,250,000



Warehouse



Second Floor



Living Area



Washroom



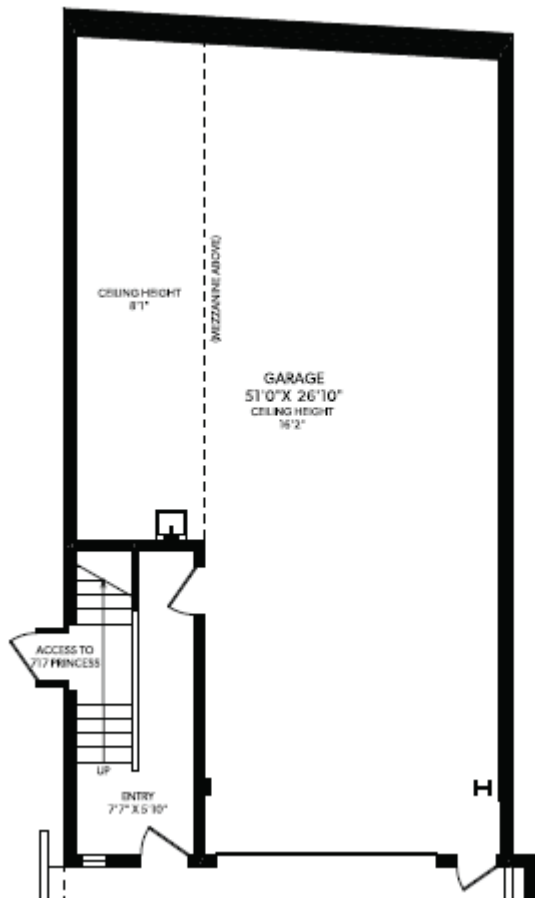
Kitchen



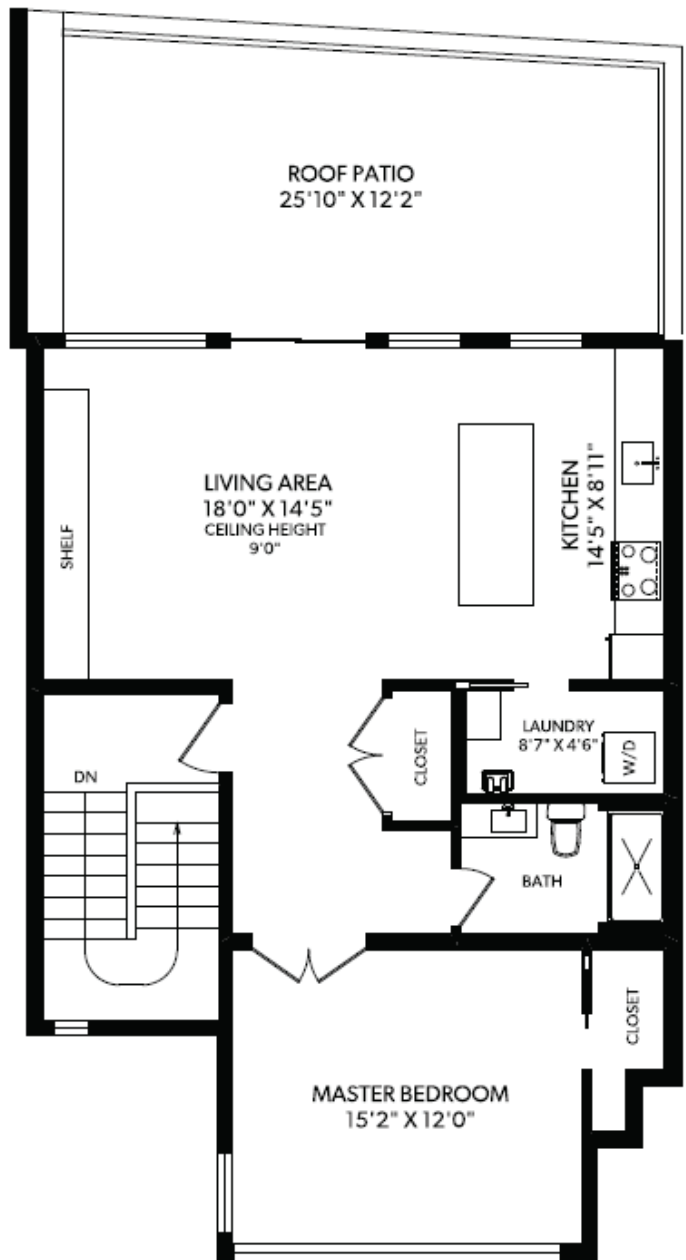
Patio

Floor Plans

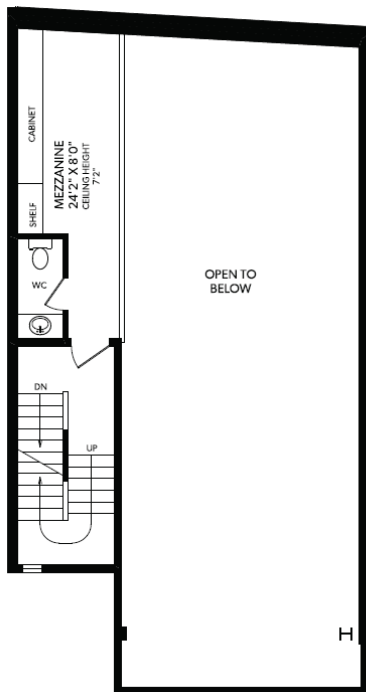
Warehouse



Residential/ Office



Second Floor





Downtown Victoria

Government Street

Douglas Street

The Location

This newly constructed warehouse is located steps from Downtown Victoria, in between Douglas and Blanshard Street. Minutes to the city centre, restaurants, grocery, entertainment and the inner harbour. Major arteries near the subject provide access to Sidney via the Pat Bay Hwy #17 and the Westshore via Trans-Canada Hwy #1.

PRICE: \$1,250,000

Contact Us

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