

FOR LEASE - High Traffic Retail/ Restaurant/ Cafe

4402 West Shore Parkway | Langford, BC



**1,250 Sq. Ft. Retail Space
With Outdoor Patio**



- ▶ Highly visible location
- ▶ Prominent exposure to a high traffic intersection
- ▶ Multiple signage opportunities
- ▶ Landlord will consider turn-key premises
- ▶ Abundant parking dedicated to staff and customers
- ▶ Outdoor covered patio
- ▶ Venting for restaurant/ cafe uses
- ▶ Modern design

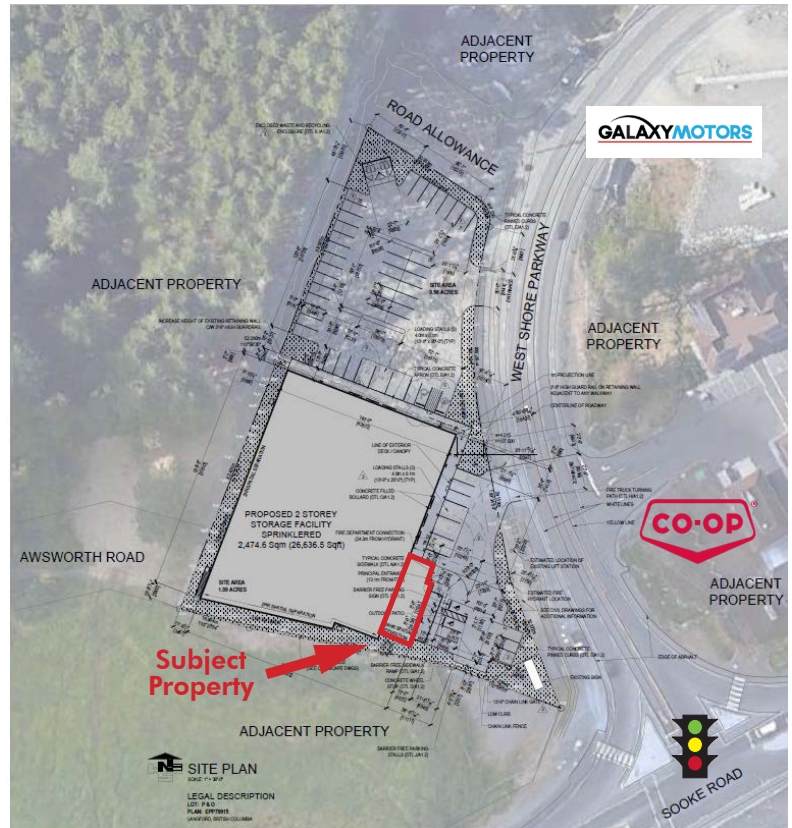
The Opportunity

CBRE is pleased to present the opportunity to lease 1,250 Sq. Ft. retail space within the brand new Elite Self Storage building. Situated on a highly visible location at West Shore Parkway and Sooke Road and is just a 5 minute drive to Langford's core.

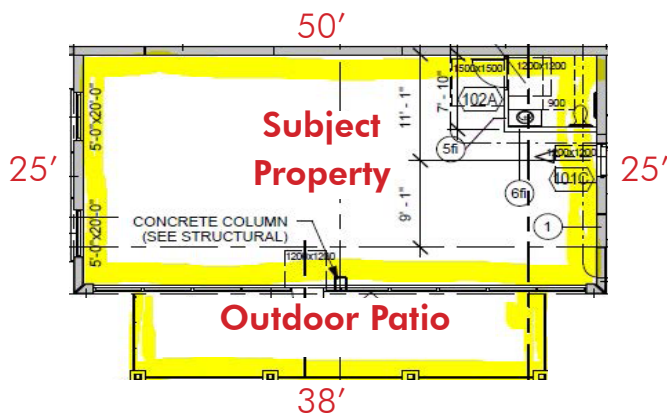
The Details

Civic Address	4402 West Shore Parkway
Leaseable Area	1,250 Sq. Ft.
Heat	HVAC
Rental Rate	\$30.00 per Sq. Ft.
Operating Costs & Taxes	\$8.00 per Sq. Ft. (approx.)
Availability	May 2020
Zoning	BP2A Business Park 2A Uses permitted but not limited to: <ul style="list-style-type: none">• Coffee Shops• Commercial Bakeries• Financial Institutions• Health Establishments• Offices• Restaurants• Retail Stores

Monthly Rent (Approx.)
\$4,000



The Floor Plan





The Opportunity

The subject property is within the Glenshire Business Park in a highly visible location at the intersection of West Shore Parkway and Sooke Road. This high traffic location is a 5 minute drive to Downtown Langford. Surrounded by new and established businesses and major development, the area is quickly expanding significantly increasing the population of the West Shore. Businesses are capitalizing by relocating to the immediate area or expanding to the West Shore, therefore increasing demand for retail amenities to serve the growing population.

CONTACT US

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0004
ross.marshall@cbre.com

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0005
chris.rust@cbre.com

www.cbrevictoria.com | CBRE Limited
1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

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