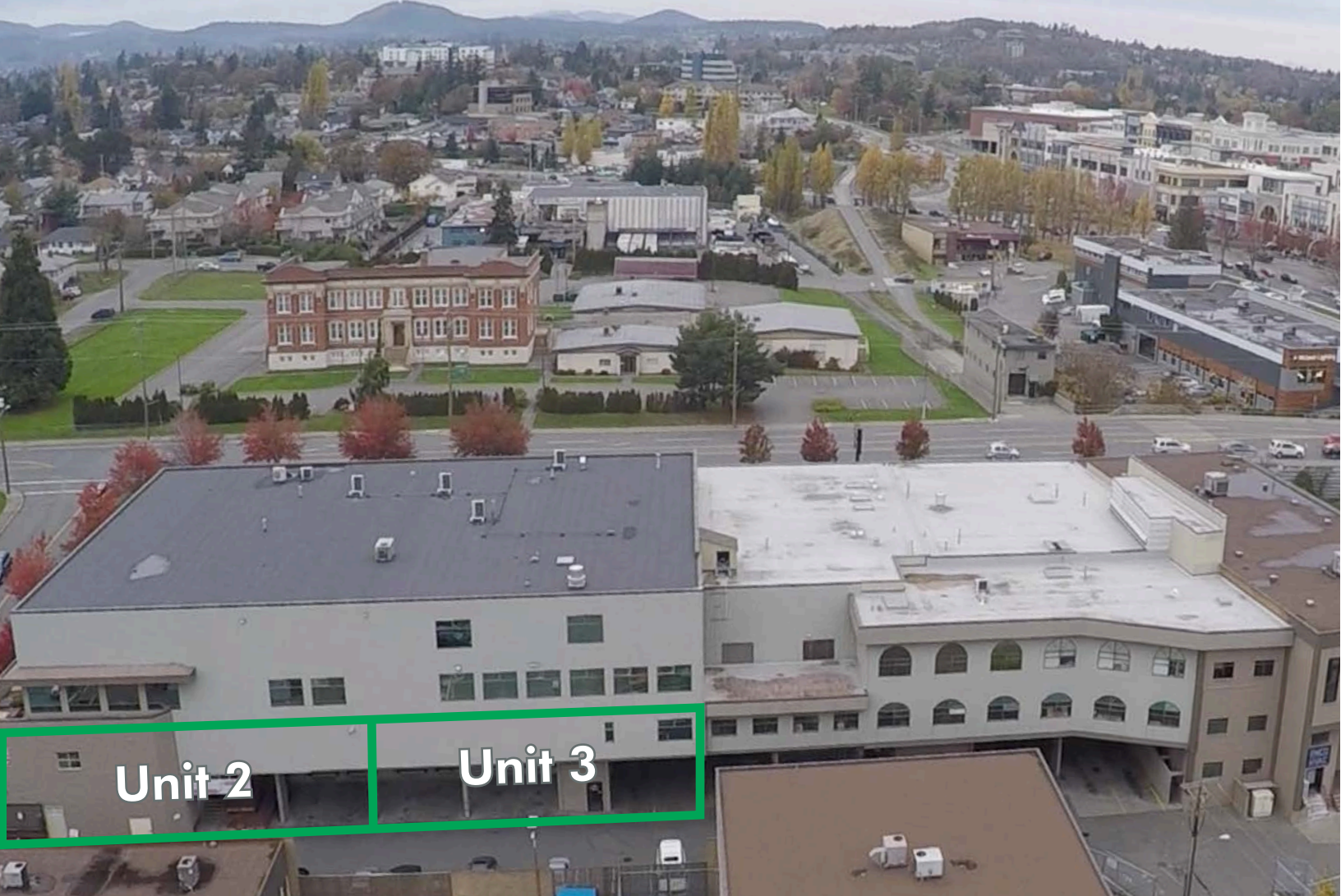


FOR SALE

Unit 2 & Unit 3-601 Boleskine Road | Victoria, BC



Unit 2

Unit 3

Flex Commercial Warehouses

- ▶ One 20,711 Sq. Ft. investment opportunity
- ▶ One 13,354 Sq. Ft. owner occupier opportunity
- ▶ Located steps from Uptown Shopping Centre
- ▶ Concrete building
- ▶ 19' to 23' ceilings
- ▶ Fully sprinklered
- ▶ Modern high end improvements/finishes throughout
- ▶ Multiple dock level loading doors
- ▶ Includes reserved underground parking and surface parking

The Opportunity

Victoria's Investment Properties Group is pleased to present one 20,711 Sq. Ft. investment opportunity and one 13,354 Sq. Ft. owner occupier opportunity within a high profile strata complex steps away from Uptown Shopping Centre. Each unit has been substantially updated with modern and high end finishes throughout. Both warehouses benefit from several dock level loading doors and surface and underground parking available.

Unit 2

Investment Opportuntiy

Civic Address	2 - 601 Boleskine Rd, Victoria, BC
PID	029-799-473
Legal Address	Strata Lot 2, Plan EPS634, Section 7 Land District 57, Together with an interest in the common property in the proportion to the unit entitlement of the strata lot as shown on form V
Unit Size	Main: 16,462 Sq. Ft. Mezzanine: 4,249 Sq. Ft. Total: 20,711 Sq. Ft.
Ceiling	22'6"
Parking	9 underground parking stalls plus surface parking
Loading	3 Dock Level Loading Doors
Strata Fees	\$2,447.71 (per month)
Tenancy Terms	Leased until June 30, 2028
PRICE	\$3,500,000

Unit 3

Owner Occupier Opportuntiy

Civic Address	3 - 601 Boleskine Rd, Victoria, BC
PID	029-799-481
Legal Address	Strata Lot 3, Plan EPS634, Section 7 Land District 57, Together with an interest in the common property in the proportion to the unit entitlement of the strata lot as shown on form V
Unit Size	Main: 11,429 Sq. Ft. Mezzanine: 1,925 Sq. Ft. Total: 13,354 Sq. Ft.
Ceiling	19-23'
Parking	6 underground parking stalls plus surface parking
Loading	4 Dock Level Loading Doors
Strata Fees	\$1,578.06 (per month)
Tenancy Terms	Leased until May 31, 2021
PRICE	\$2,800,000

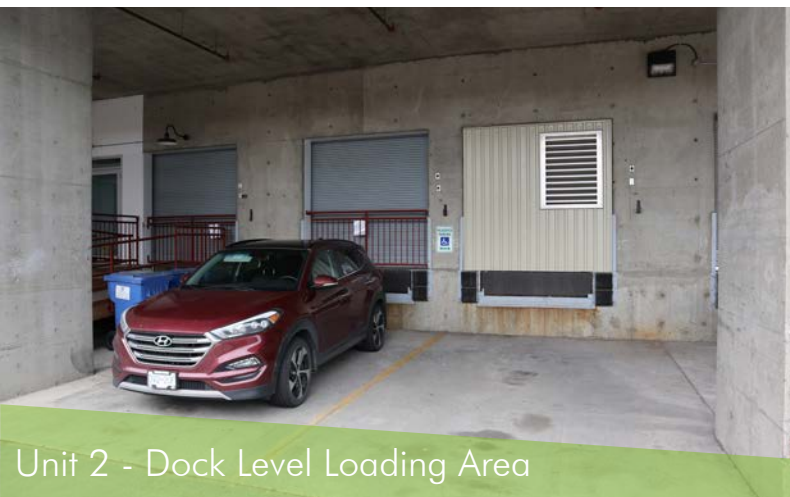


Zoning

M2DW - Warehouse & Office

Uses permitted but not limited to:

- ▶ Industry
- ▶ Warehousing
- ▶ Wholesale & Warehouse distribution
- ▶ Office
- ▶ Commercial Instruction & Education
- ▶ Restaurant
- ▶ Food Processing
- ▶ Retail Sales Incidental to a Permitted Use
- ▶ Rental & Repair of Household Items, Tools, Appliances & Small Equipment
- ▶ Beverage Container Depot





Location

Located in the geographic centre of Greater Victoria, steps to Uptown Shopping Centre and within 10 minutes to Victoria's Downtown core provides unparalleled access to Victoria's surrounding communities. The strata unit is 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.

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INVESTMENT PROPERTIES GROUP
 VICTORIA



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