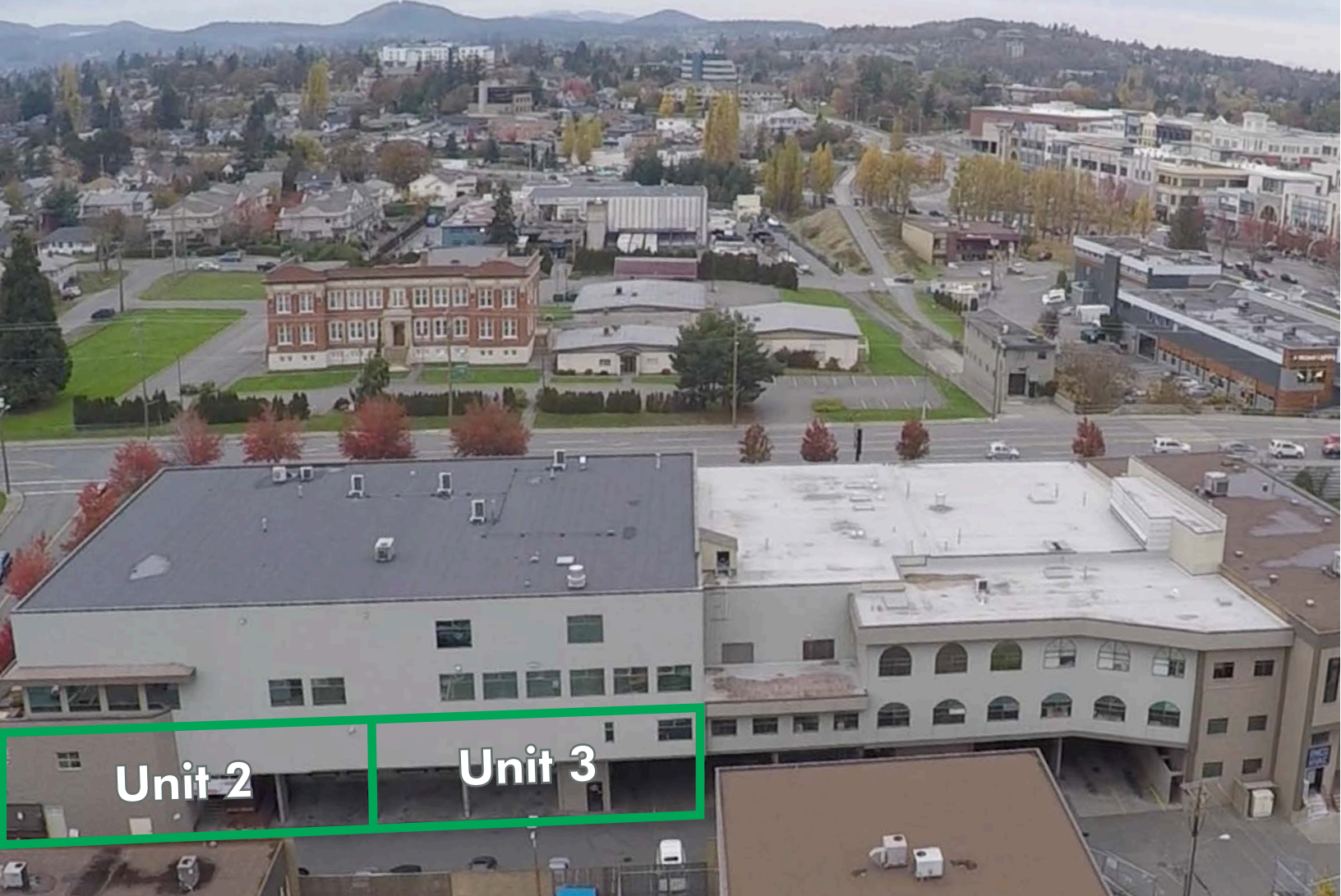


# FOR SALE

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



Unit 2

Unit 3

## Flex Commercial Warehouses

- ▶ Two separate owner occupier opportunities
- ▶ 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
- ▶ Unit 3 includes 1,200 Sq. Ft. finished office plus kitchen lunchroom
- ▶ Includes reserved underground parking and surface parking

# The Opportunity

Victoria's Investment Properties Group is pleased to present two separate owner occupier opportunities 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

<b>Civic Address</b>	2 - 601 Boleskine Rd, Victoria, BC
<b>PID</b>	029-799-473
<b>Legal Address</b>	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
<b>Unit Size</b>	Main: 16,462 Sq. Ft. Mezzanine: 4,249 Sq. Ft. <b>Total: 20,711 Sq. Ft.</b>
<b>Ceiling</b>	22'6"
<b>Parking</b>	9 underground parking stalls plus surface parking
<b>Loading</b>	3 Dock Level Loading Doors
<b>Strata Fees</b>	\$2,447.71 (per month)
<b>PRICE</b>	<b>\$3,500,000</b>

## Unit 3

<b>Civic Address</b>	3 - 601 Boleskine Rd, Victoria, BC
<b>PID</b>	029-799-481
<b>Legal Address</b>	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
<b>Unit Size</b>	Main: 11,429 Sq. Ft. Mezzanine: 1,925 Sq. Ft. <b>Total: 13,354 Sq. Ft.</b>
<b>Ceiling</b>	19-23'
<b>Parking</b>	6 underground parking stalls plus surface parking
<b>Loading</b>	4 Dock Level Loading Doors
<b>Strata Fees</b>	\$1,578.06 (per month)
<b>PRICE</b>	<b>\$2,800,000</b>

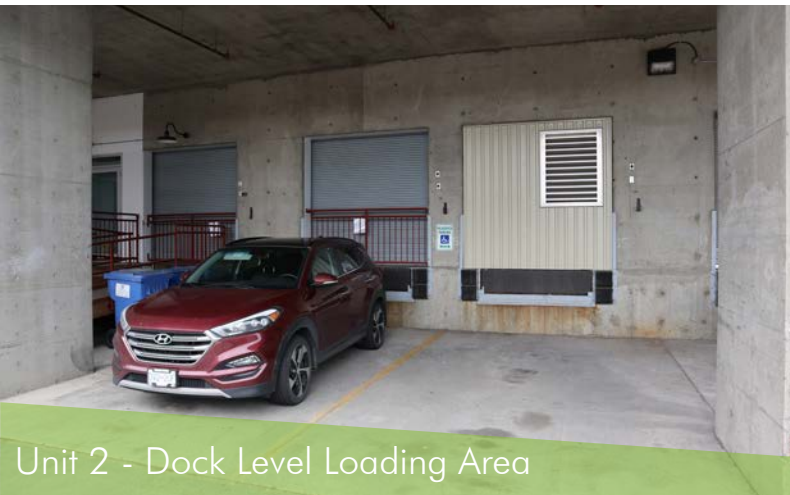


# Zoning

## 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.

### CONTACT US

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INVESTMENT PROPERTIES GROUP  
 VICTORIA

**CBRE**

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