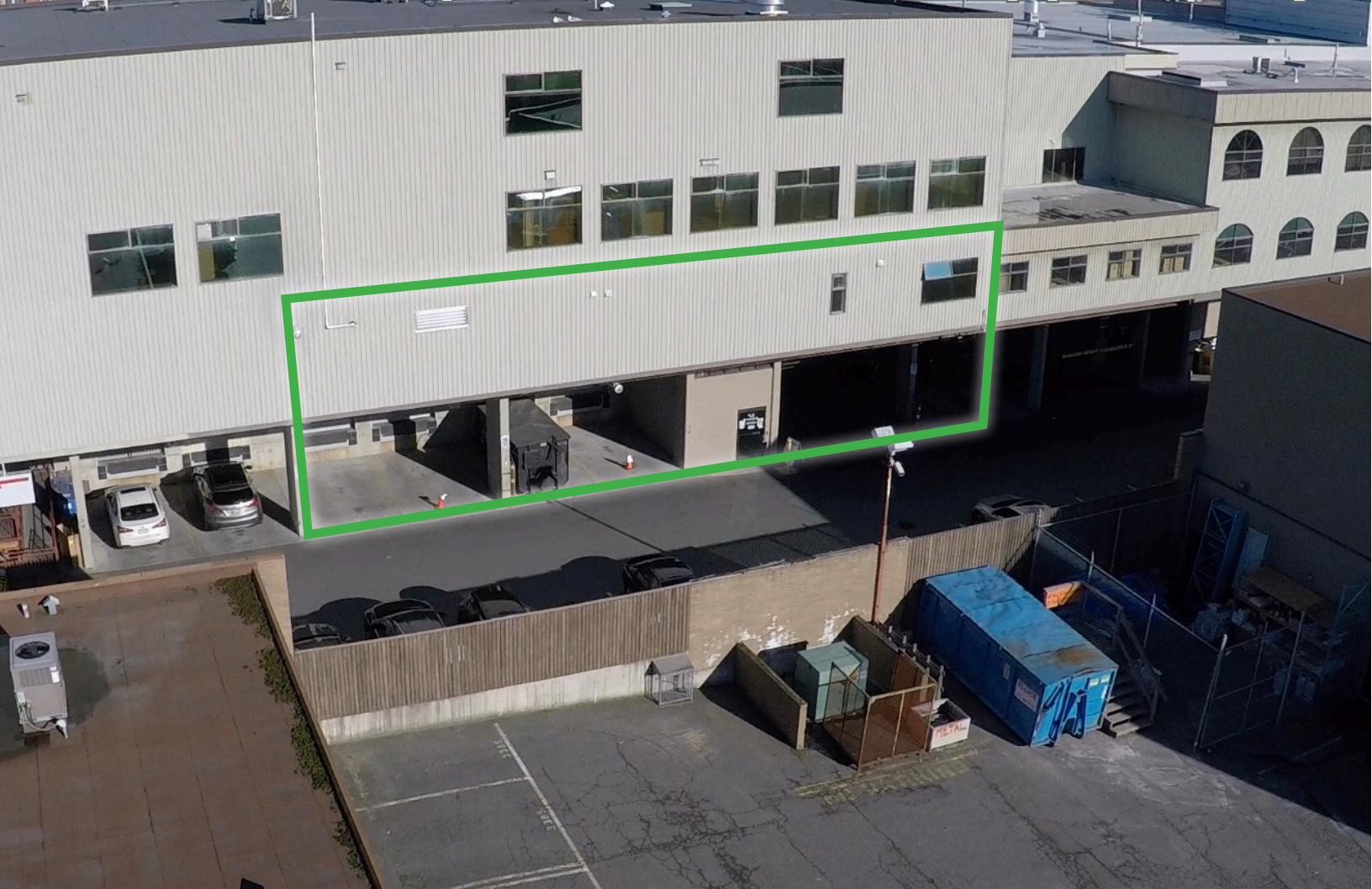


# FOR SALE

## Owner Occupier/Investment Opportunity



## Industrial Warehouse

Unit 3-601 Boleskine Road | Victoria, BC

- ▶ 13,354 Sq. Ft.
- ▶ National tenant on a short term lease
- ▶ Concrete building
- ▶ 19' to 23' ceilings
- ▶ Fully sprinklered
- ▶ Modern high end improvements/finishes throughout
- ▶ Four dock level loading doors
- ▶ Sophisticated CO2 Extraction System
- ▶ Includes reserved underground parking and surface parking
- ▶ Located steps from Uptown Shopping Centre

# The Opportunity

Victoria's Investment Properties Group is pleased to present a 13,354 Sq. Ft. owner occupier opportunity within a high profile strata complex steps away from Uptown Shopping Centre. The office/lunchroom have been recently improved and the warehouse benefits from four dock level loading doors and surface and underground parking available.

## The Details

<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>Tenancy Terms</b>	Leased until May 31, 2021 (renewal options)
<b>Lease Rate</b>	\$13.00 per Sq. Ft.
<b>PRICE</b>	<b>\$2,990,000</b>
<b>CAP RATE</b>	<b>5.8%</b>
<b>PRICE/SF</b>	<b>\$223 PSF</b>

## The Tenant



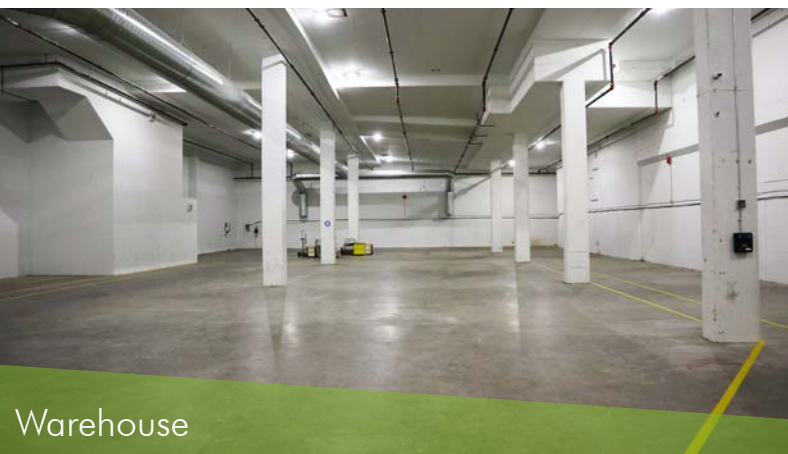
Access Information Management has 5,000+ employees across North America that offers the complete suite of information management solutions.

## The 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



Warehouse



Office



Kitchen



Dock Level Loading Area



## 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

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