

FOR SALE

3000

TILLICUM ROAD

SAANICH, BC



Freestanding Owner Occupier Building with Future Development Potential

- ▶ Located on a high traffic corner lot along Tillicum Road
- ▶ Mixed use commercial/residential building with 10 onsite parking stalls
- ▶ Retail/office frontage and 3 bedroom residential suite with outdoor patio and yard
- ▶ C-1 Commercial zoning allowing for office/retail uses
- ▶ Steps to numerous grocery, retail and entertainment amenities
- ▶ Significant residential and commercial growth and development in the immediate area as stipulated in the Saanich Official Community Plan and Local Area Plan

3000

TILLICUM ROAD

The Details

Civic Address	3000 Tillicum Road, Saanich, BC
PID	008-062-935
Legal Address	Lot 9 Block 6 Plan VIP1070 Section 13 Land District 57 LY- ING S EASTERLY OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE N EASTERLY & S WESTERLY BOUNDARIES OF SAID LOTS
Land Size	6,132 Sq. Ft.
Building Size	1,843 Sq. Ft.
Year Built	1940 (Renovated in 2017)
Construction	Wood Frame with Stucco Concrete Foundation
Roof	Asphalt Shingle
Heating	2017 Gas Fuelled 178L Hot Water Tank & Furnace
Electric Service	200 Amp
PRICE	\$1,400,000

The Opportunity

The Investment Properties Group is pleased to present an owner occupier building with live in suite or additional revenue suite. Located on a high traffic corner along Tillicum Road this property has significant potential for an array of retail or office uses. The surrounding area is growing at a substantial rate, with multiple developments coming to market. The subject property is within the Tillicum Road Development Permit Area of the Official Community Plan, with plans to incorporate additional development consisting of single family, multifamily and commercial properties.



Source: Citified.ca

Current Developments in the Area

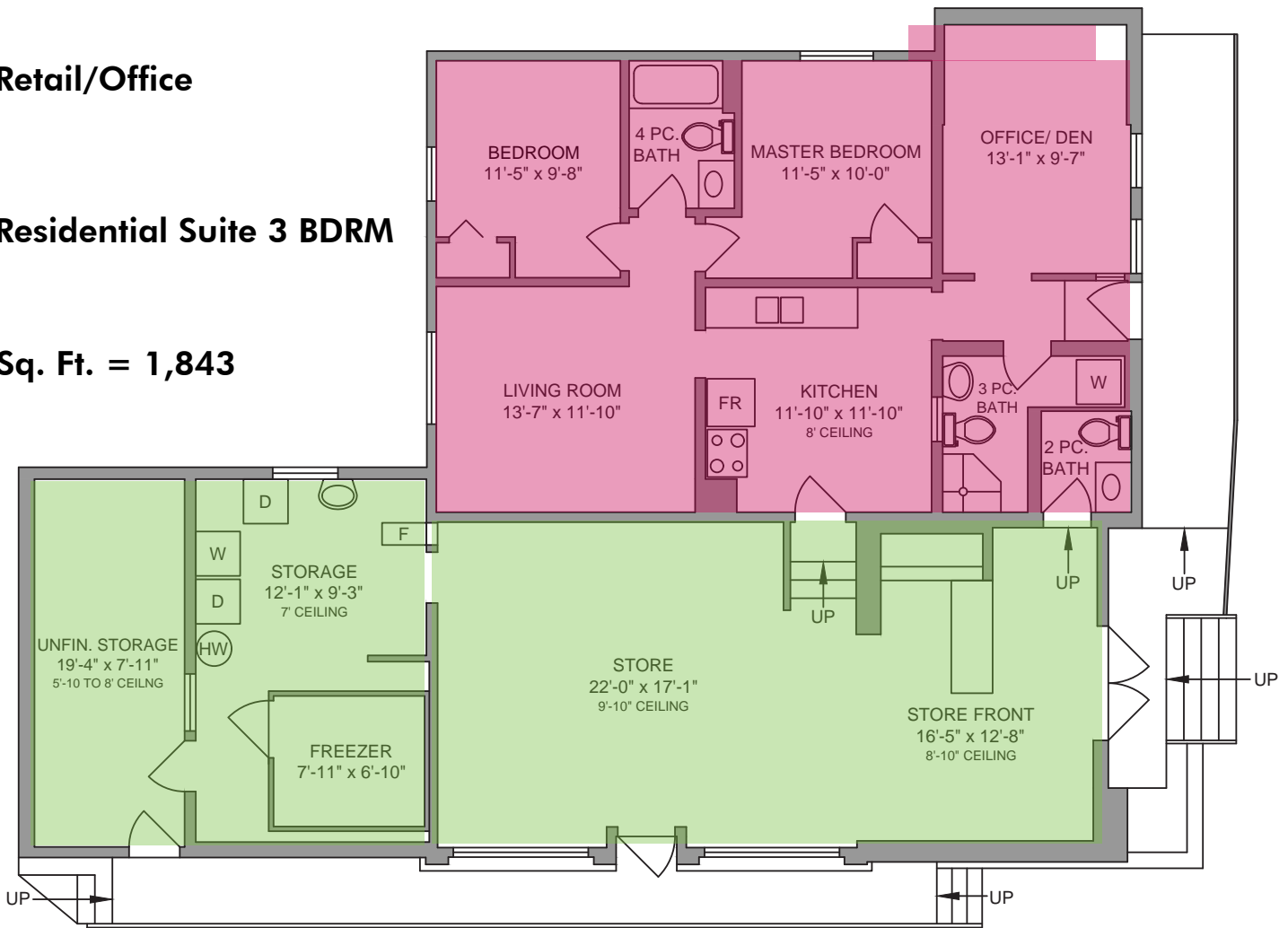


Floor Plan

 Retail/Office

 Residential Suite 3 BDRM

Total Sq. Ft. = 1,843



The Zoning

C-1 Local Commercial Zone

Uses permitted but not limited to:

- Retail Sales of Groceries, Perishable Items and Sundry Household Items
- Personal Service
- Restaurant
- Repair of Household Furnishings and Appliances
- Office
- Cable Hub Site
- Accessory Residential
- Daycare, Adult & Child



10 Onsite Parking Stalls

Uptown Shopping Centre

- Best Buy
- Walmart
- Whole Foods
- Pet Smart
- Shoppers Drug Mart
- Scotiabank
- Browns Socialhouse
- Starbucks

Gorge Shopping Centre

- Fairway Market
- Shoppers Drug Mart
- Dollarama
- CIBC
- Chevron
- Villages Pizza

Tillicum Centre

- SilverCity Cinemas
- London Drugs
- Save-On-Foods
- Anytime Fitness
- Montana's
- TD Canada Trust
- Greater Victoria Library
- Lowe's Home Improvement
- Fabricland



The Location

The subject property is located in Saanich surrounded by three major shopping centres. Tillicum Centre and Gorge Shopping Centre are situated on either side of the property, offering direct access to an extensive array of grocery, retail shops, professional services and recreational programs. Uptown Shopping Centre is a 5 minute drive offering a mix of local and national retailers. The neighbourhood includes immediate access to major traffic arteries connecting to Downtown Victoria in an 11 minute drive.

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

INVESTMENT PROPERTIES GROUP
VICTORIA

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

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, completeness and timeliness of the Information. CBRE does not accept or assume any responsibility or liability direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial; Envia Analytics; Microsoft Bing; Google Earth.

CBRE