



FOR SALE OR LEASE

SECURE GATED COMPOUND WAREHOUSE AND OFFICE SPACE

553 Hillside Avenue
Victoria, BC

- ▶ Well located in Victoria's Rock Bay neighbourhood
- ▶ 6,095 sq. ft. of warehouse and office space
- ▶ Ideal for service commercial and warehousing uses
- ▶ Close proximity to the downtown core
- ▶ Functional office layout with large warehouse

Contact

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CBRE



The Details

AREA

6,095 SF

LOT SIZE

7,185 SF

RENT

\$14.50 per sq. ft.

OPERATING COSTS & TAXES

\$4.00 per sq. ft. (2020 estimate)

PRICE

\$1,650,000

PROPERTY TAXES

\$18,501 (2019)

The Features

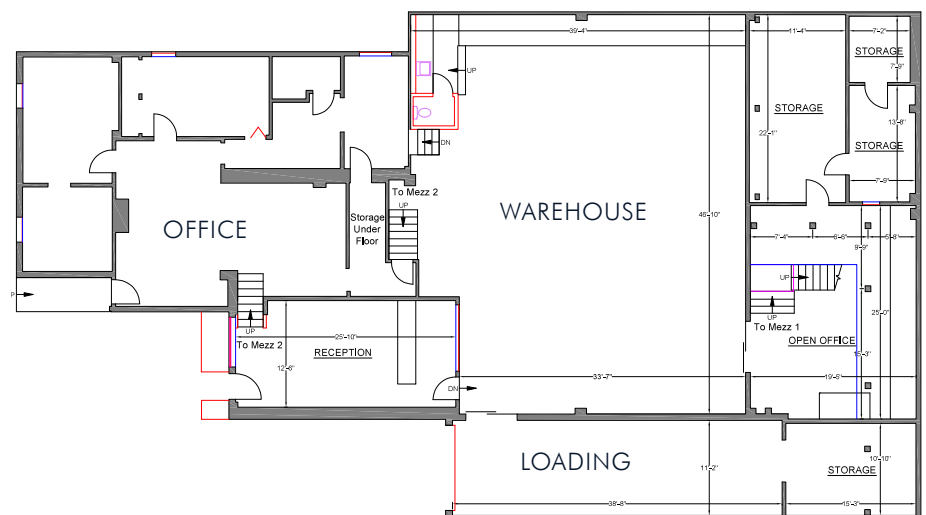
- ▶ Secure gated compound with 2 designated parking stalls plus loading area, or parking for up to 5 vehicles
- ▶ 10 x 10 loading door
- ▶ 870 square feet of basement storage for the Tenant's exclusive use

The Opportunity

Well located warehouse and office in Victoria's Rock Bay, a region ideal for service commercial and warehousing uses due to its proximity to the downtown core.

The premises consist of a total floor area of 6,095 sq. ft. and is suitable for a wide variety of light industrial uses. The building boasts 3,874 sq. ft. of light industrial/warehouse space with an 897 sq. ft. full-height mezzanine as well as 1,325 sq. ft. of administrative office space in the front portion of the building.

The Floor Plan



Not to scale.

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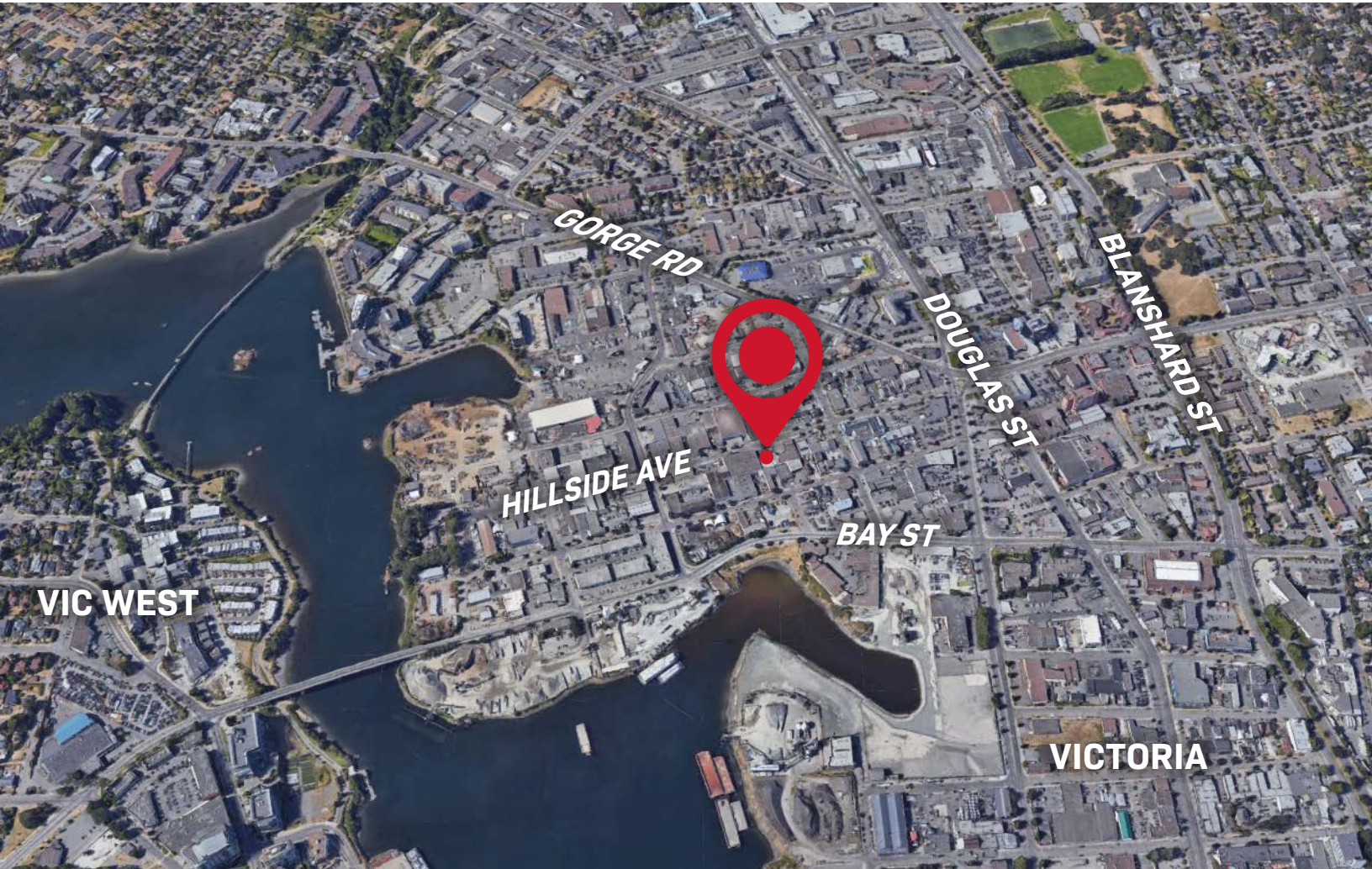
553 Hillside Avenue
Victoria, BC

ZONING

M-2 Light Industrial District

PERMITTED USES INCLUDE

- ▶ Manufacturing
- ▶ Processing
- ▶ Garages
- ▶ Warehousing
- ▶ Wholesale
- ▶ Servicing/repairing



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