

STRATA UNITS FOR SALE

Owner Occupier/Investor Opportunity

7900 Lochside Drive



630-1,450 Sq. Ft. Brand New Strata Retail/Office Units in Saanichton, BC

- ▶ Owner occupier or investor opportunity
- ▶ Brand new construction - contemporary west coast architecture
- ▶ Ample on-site parking for visitors and staff
- ▶ Coffee shop tenant occupying one strata retail space which includes outdoor covered patio
- ▶ Elevator servicing second floor office space
- ▶ Zoning allows for an abundance of retail and office uses
- ▶ Available immediately



The Opportunity

The CBRE Investment Properties Group is pleased to present the opportunity to purchase strata units within a brand new retail/ office building. The property is located in the Marigold Lands, a new mixed use community surrounded by numerous amenities in Central Saanich. Recently completed phases on the Marigold Lands include a 38 unit condominium building, 17 townhouses with future phases consisting of over 200 multifamily units of both condos and apartments.

The Details

Civic Address	7900 Lochside Drive Central Saanich, BC
Building Exterior	Hardboard, Hardiplank & Natural Stone
Building Construction	Concrete and Wood Frame
Ceiling Heights	16' (Lower Floor) 9' (Upper Floor)
Heating	HVAC
Electrical	200 Amp in Each Unit
Zoning	CD-9 (Marigold Lands) Comprehensive Development
Parking	22 Stalls + 12 Via Easement on Adjacent Marigold Lands (Allocation to each unit to be determined)

The Zoning

CD-9 (Marigold Lands)
Comprehensive Development Lands
Allows for a wide range of uses including but not limited to:

- Business Office
- Convenience Store
- Civic Use
- Daycare
- Financial Institution
- Health Club & Fitness Centre
- Medical/Dental Offices
- Garden Centre/Nursery/ Greenhouses
- Restaurant
- Retail Store
- Service Business

Sale Price

	Price	Size	Estimated Monthly Strata Fees (2021)
Unit A	\$859,900	1,445 Sq. Ft.	\$600
Unit B	\$829,900	1,348 Sq. Ft.	\$560
Unit C	\$379,900	630 Sq. Ft.	\$260
Unit D	\$439,900	785 Sq. Ft.	\$330
Unit E	\$799,900	1,450 Sq. Ft.	\$600



Invest & grow your business at the Marigold Lands...



Completed
8 Duplex-style Townhouses



Completed
38 Unit Condo Building



Completed
9 Townhouses



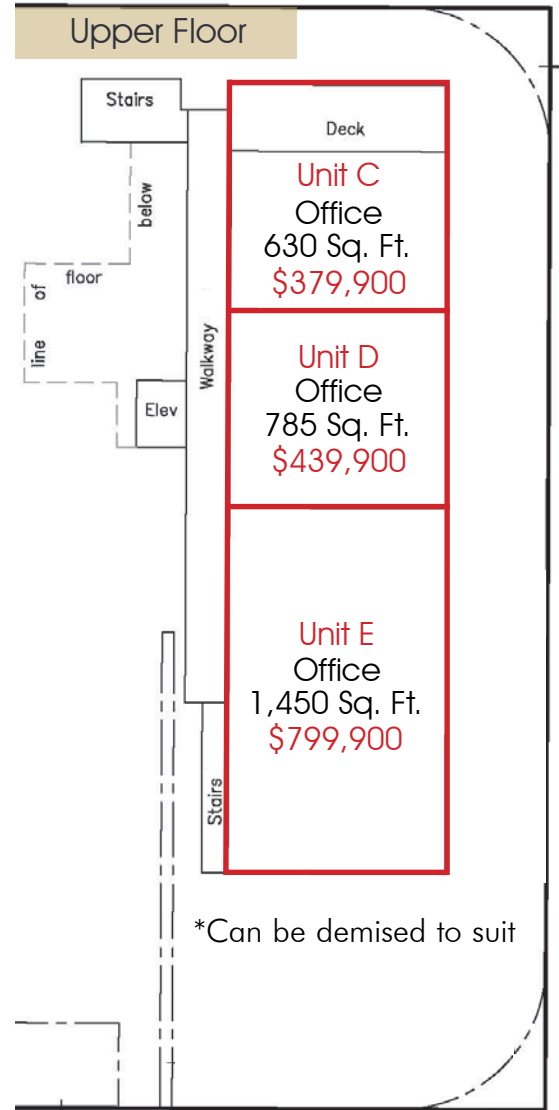
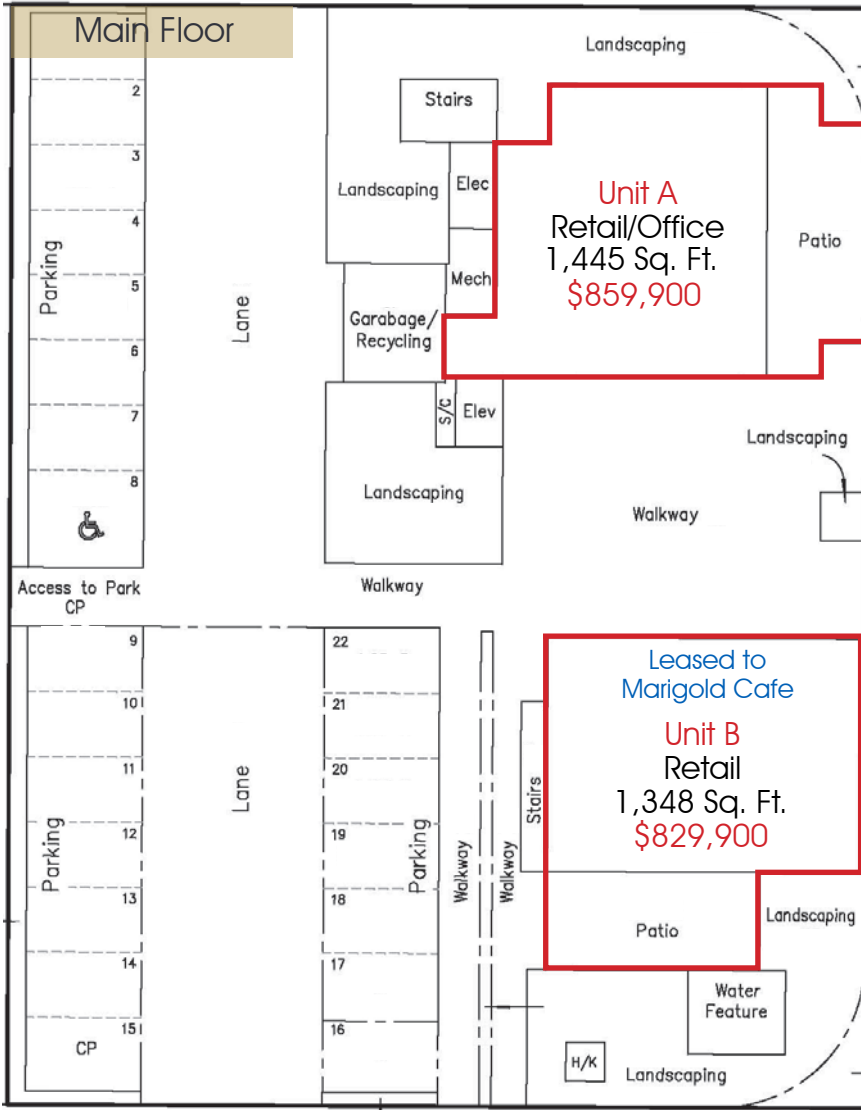
**SUBJECT
PROPERTY**

Proposed
Condo Building

+/- 150 Unit
Multifamily Development

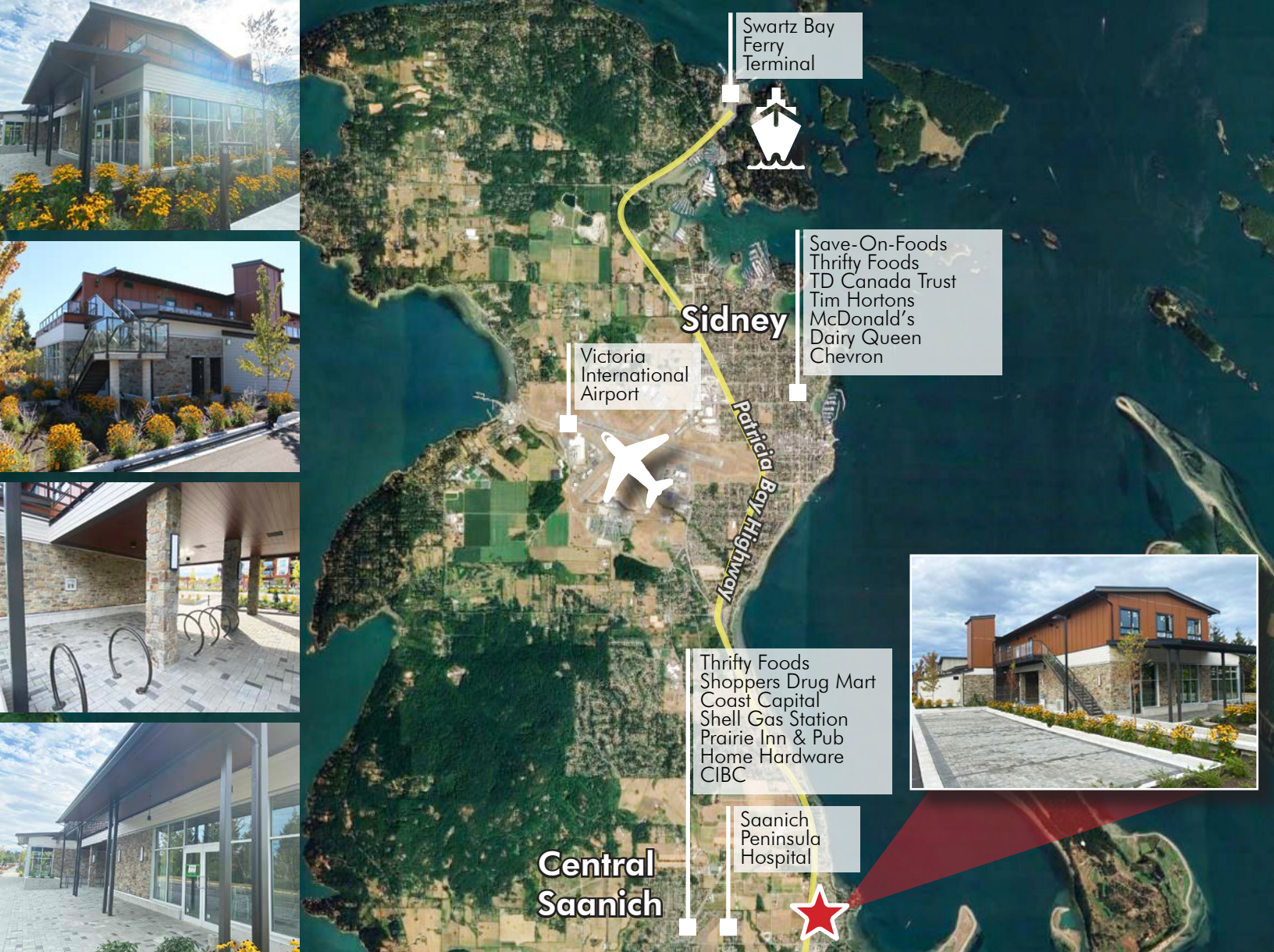
Patricia Bay Highway

Site Plan



*Can be demised to suit





About the Neighbourhood

Located in The Marigold Lands of Central Saanich, the property is within a rapidly expanding area of the Saanich Peninsula. Situated along the Patricia Bay Highway with easy access to Sidney and Central Saanich which offers households and businesses access to numerous services without leaving the peninsula. Furthermore, the property is only minutes to the Saanich Peninsula Hospital, Victoria International Airport, and the Swartz Bay Ferry Terminal. This friendly seaside community embraces west coast living with numerous hiking and biking trails, boutique cafes, local restaurants, exquisite gardens and green space, and the opportunity to explore the Salish Sea.

Contact Us

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