

# FOR SALE/LEASE

## 7900 Lochside Drive



### Brand New 5,658 Sq. Ft. Freestanding Retail/Office Building

- ▶ Owner occupier or investor opportunity
- ▶ Brand new construction - contemporary west coast architecture
- ▶ Ample on-site parking for visitors and staff
- ▶ Coffee shop tenant occupying portion of retail space including 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 a new 5,658 Sq. Ft. retail/ office building or lease individual units within the building. The property is located in the Marigold Lands, a new 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.

**SALE PRICE: \$2,900,000**

**LEASE RATE: Contact Agents**

Estimated Taxes & Operating Costs \$10.00 per Sq. Ft.

## The Details

### Civic Address

7900 Lochside Drive  
Central Saanich, BC

### PID

030-364-116

### Legal Address

Lot 2 Plan EPP69599 Section 5  
Range 4E Land District 65

### Land Size

0.395 Acres/17,206 Sq. Ft.

### Building Size

5,658 Sq. Ft.

### Building Siding

Hardiboard, Hardiplank &  
Natural Stone

### Ceiling Heights

16' (Lower Floor) 9' (Upper Floor)

### Heating

HVAC

### Electrical

800 Amp

### Zoning

CD-9 (Marigold Lands)  
Comprehensive Development Zone

### Parking

22 Stalls + 12 Via Easement on  
Adjacent Marigold Lands

### Taxes (2021)

\$28,786 (Approx.)



## 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

## 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**

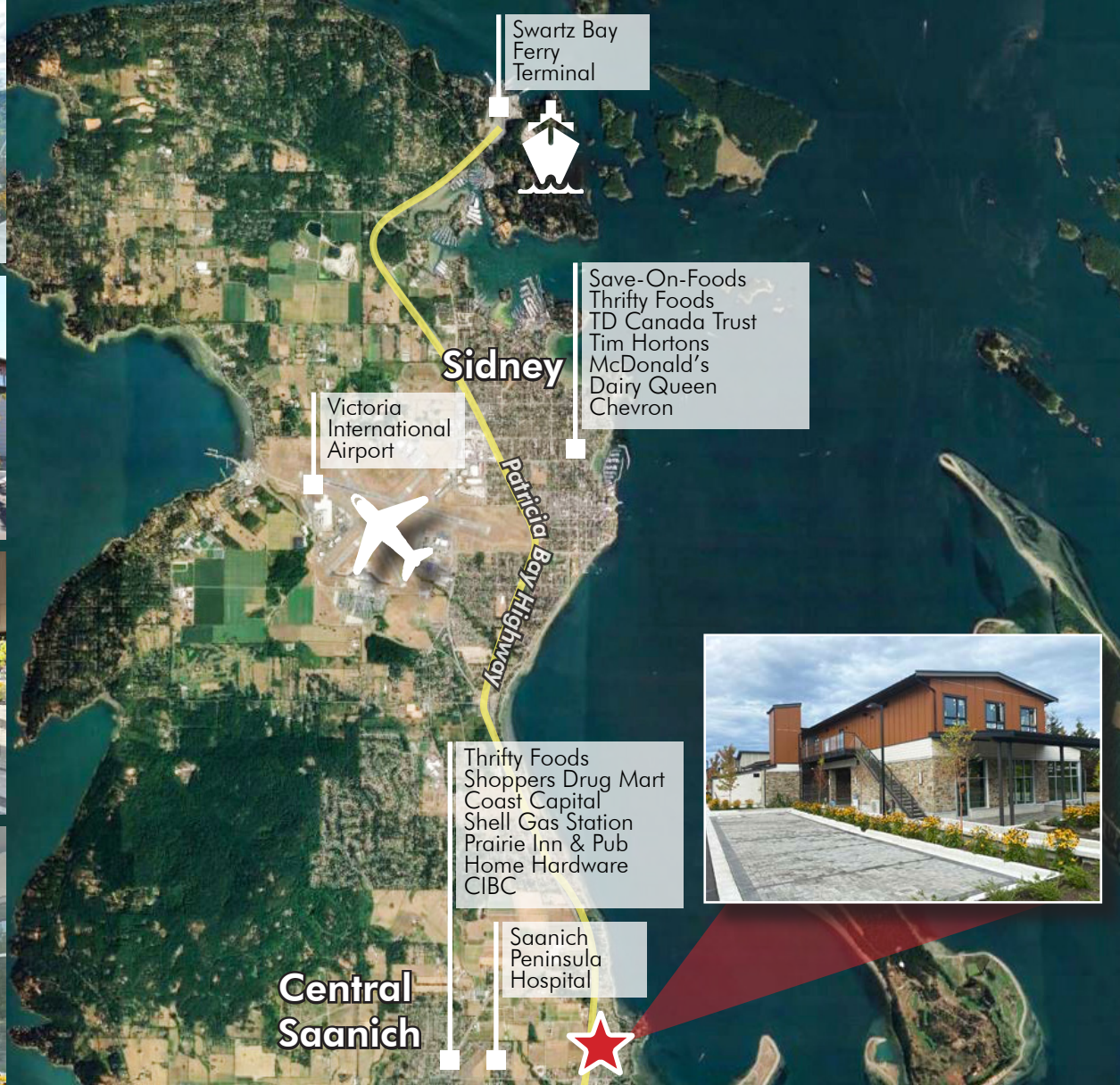




# Site Plan







## About the Neighbourhood

**SALE PRICE: \$2,900,000**

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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