

FOR LEASE
50-54 CREASE AVENUE
SAANICH, BC



Turn Key Automotive Repair Shop or Warehouse
& Additional Yard Space



The Building & Yard

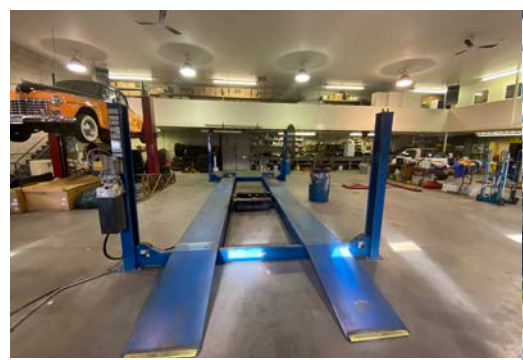
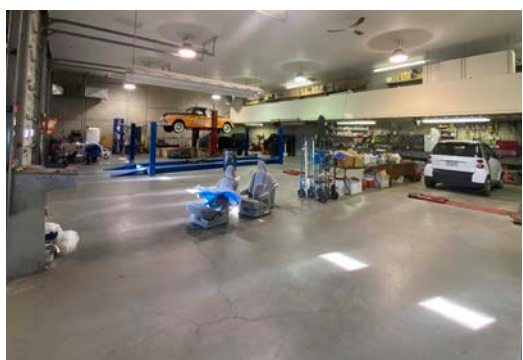
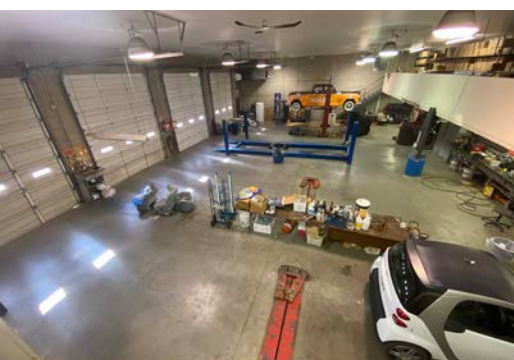
54 Crease Avenue

Leaseable Area	5,263 Sq. Ft.
Rental Rate	\$18.50 per Sq. Ft.
Operating Costs & Taxes	\$6.60 per Sq. Ft. (Est. 2021)
Availability	Immediately

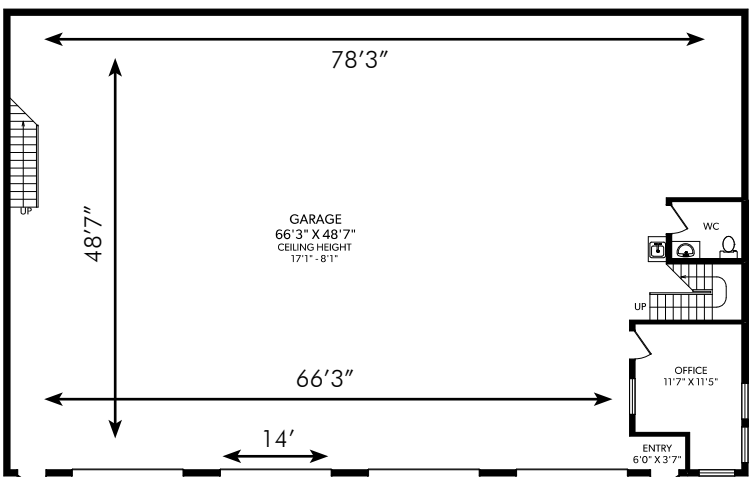


The Highlights

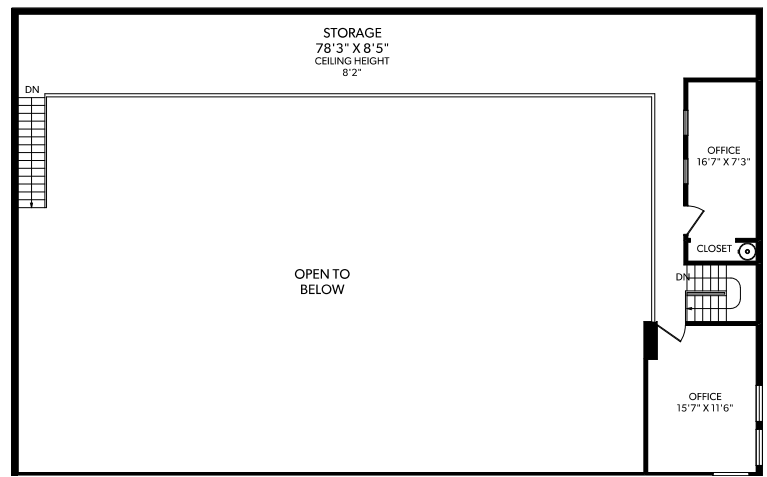
- + 5,263 Sq. Ft. (3,977 Main + 1,286 Upper)
- + 16' ceilings
- + Four 14'X12' grade level loading doors
- + Four bays, each with hoist/lift
- + One 18,000 lb capacity hydraulic lift
- + One 9,000 lb hydraulic lift
- + Two manual lifts
- + Overhead gas fired heaters
- + Overhead fans
- + Compressed air throughout
- + Venting for vehicle exhaust
- + Halide lights
- + 200 amp 3 phase power
- + 120/208 volt
- + Wheel balancer
- + Tool bench and shelving
- + Mezzanine with boardroom and office space on the main and upper floor
- + 2 piece washroom
- + Parking for +/- 14 vehicles
- + Fully fenced



Main Floor - 3,977 Sq. Ft.



Upper Floor - 1,286 Sq. Ft.



The Additional Yard

Available with building or separately

50-52 Crease Avenue

Leaseable Area 11,200 Sq. Ft. (fenced)

Gross Rental Rate Contact Listing Agents

Availability Immediately



The Zoning

M-1 Industrial Zone

Uses permitted but not limited to:

- Auto Service/Repair
- Industry
- Wholesale & Warehouse Distribution
- Research
- Lumber & Building Supply Yard
- Office
- Accessory Unenclosed Storage
- Servicing, Testing & Repair of Goods
- Food Processing
- Retail Sales Accessory residential
- Cable Hub Site
- Rental & Repair of Household Items, Tools, Appliances and Small Equipment
- Beverage Container Depot
- Cannabis Production



The Location

Located in the geographic centre of Greater Victoria, within 10 minutes to Victoria's Downtown core providing unparalleled access to Victoria's surrounding communities. The premises are 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

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

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, correctness and completeness 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; DMIT Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

CBRE