

FOR SALE

Owner Occupier Opportunity Flex Commercial Strata



Unit 7 - 601 Boleskine Road
Victoria, BC

Highlights

- ▶ Ideal Owner Occupier Opportunity
- ▶ Within the District of Saanich new proposed central hub with abundant housing and employment opportunities, transit and public amenities
- ▶ Located steps from Uptown Shopping Centre
- ▶ High profile frontage with curb appeal
- ▶ Concrete building
- ▶ 18' to 22' ceilings
- ▶ Fully sprinklered
- ▶ Modern high end improvements/ finishes throughout
- ▶ Two dock level loading doors
- ▶ Includes reserved underground parking and surface parking



Office

Opportunity

Victoria's Investment Properties Group is pleased to present the opportunity to acquire a 14,161 sq. ft high profile strata unit steps away from Uptown Shopping Centre. Ideal for an owner occupier or investor, this exceptionally well located property represents a rare opportunity to own a high profile strata unit improved with contemporary and high end finishes throughout the showroom, warehouse and offices.

Property Information

Civic Address

PID

Legal Address

7 - 601 Boleskine Rd, Victoria, BC
029-799-520

Strata Lot 7, Plan EPS634, Section
7 Land District 57, Together with
an interest in the common property
in the proportion to the unit entitle-
ment of the strata lot as shown on
form V

Unit Size

14,161 Sq. Ft.

Ceiling

18-22'

Parking

7 underground + 7 surface

Loading

2 dock level loading doors

Strata Fees

\$1,603.97 (per month)

Taxes (2020)

\$3,049.61 (per month)

PRICE

\$3,600,000

Zoning:

M2DW - Warehouse & Office

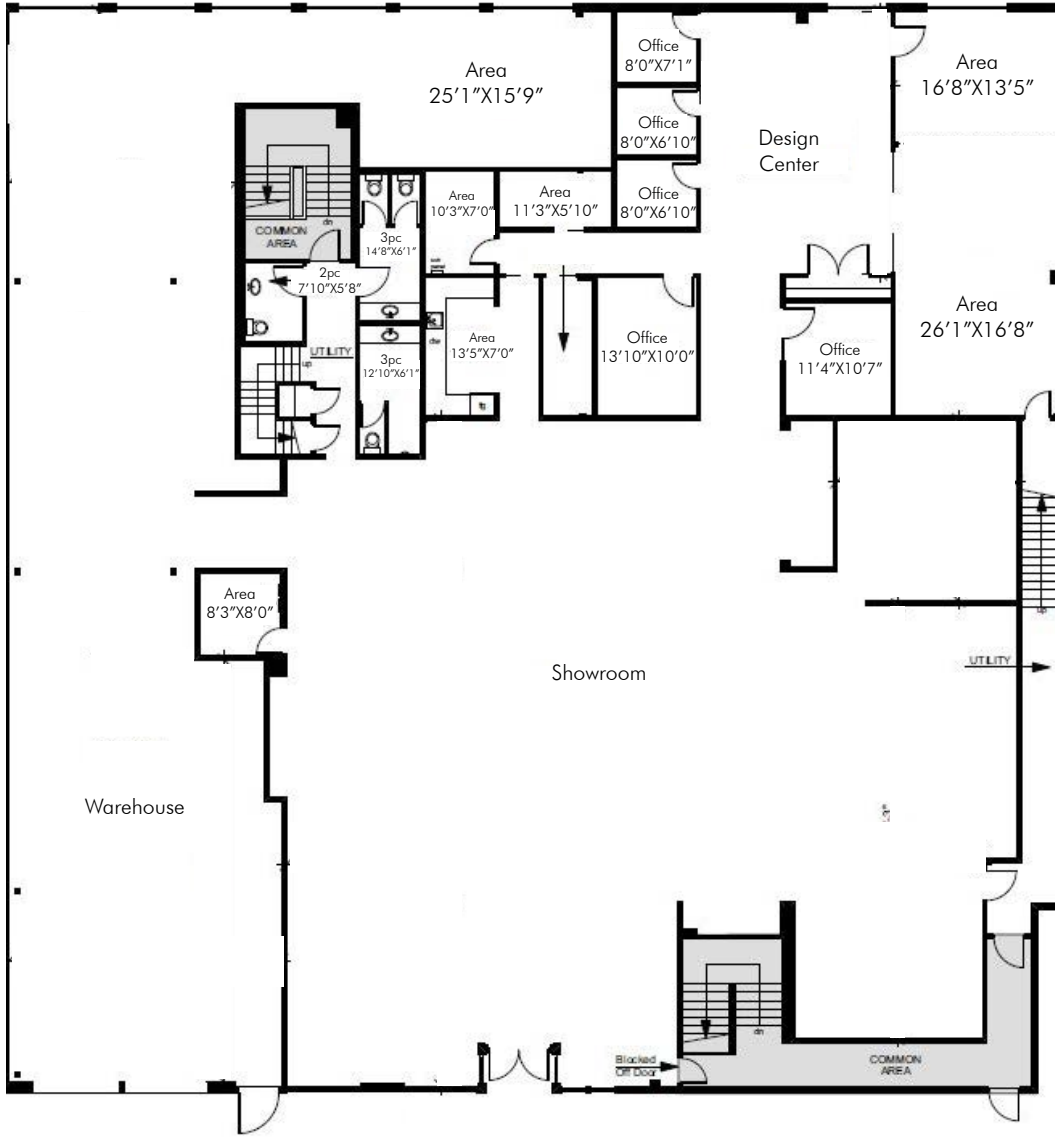
Uses permitted but not limited to:

- ▶ Industry
- ▶ Warehousing
- ▶ Wholesale & Warehouse distribution
- ▶ Office
- ▶ Commercial Instruction & Education
- ▶ Restaurant
- ▶ Food Processing
- ▶ Retail Sales Incidental to a Permitted Use
- ▶ Rental & Repair of Household Items,
Tools, Appliances & Small Equipment
- ▶ Beverage Container Depot



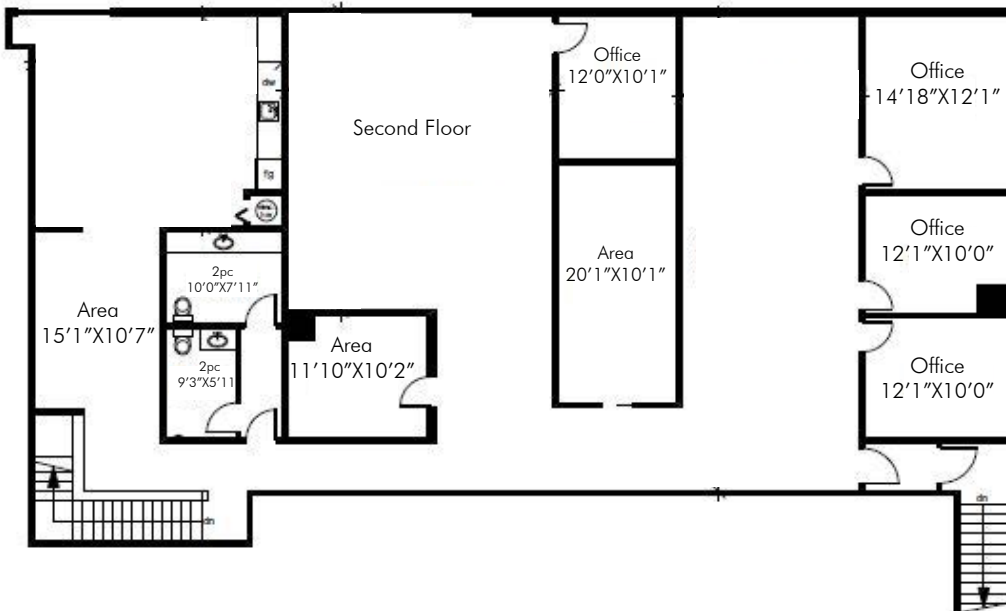
Main Floor

10,825 Sq. Ft.



Second Floor

3,336 Sq. Ft.





Location

Located in the geographic centre of Greater Victoria, steps to Uptown Shopping Centre and within 10 minutes to Victoria's Downtown core provides unparalleled access to Victoria's surrounding communities. The strata unit is 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.

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 VICTORIA

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