

FOR LEASE

#106 - 1016 MCCALLUM ROAD LANGFORD, BC



GROUND-LEVEL COMMERCIAL SPACE IN LANGFORD

- \ EASY ACCESS OFF THE TRANS-CANADA HIGHWAY
- \ HIGH-PROFILE SIGNAGE OPPORTUNITY FACING HIGHWAY 1
- \ AMPLE PARKING ON-SITE FOR STAFF AND CLIENTS
- \ FUNCTIONAL LAYOUT FOR OFFICE, SERVICE, OR RETAIL

ROSS MARSHALL

PERSONAL REAL ESTATE CORPORATION
Senior Vice President
Brokerage Services
250 386 0004
ross.marshall@cbre.com

REID MALTMAN

Sales Representative
Brokerage Services
250 385 1225
reid.maltman@cbre.com

CBRE

FOR LEASE

#106 - 1016 MCCALLUM RD

LANGFORD, BC

GROUND-LEVEL COMMERCIAL SPACE IN LANGFORD

PROPERTY DETAILS

SIZE: 1,370 Sq. Ft.

GROSS RENT: \$3,200 per month plus utilities

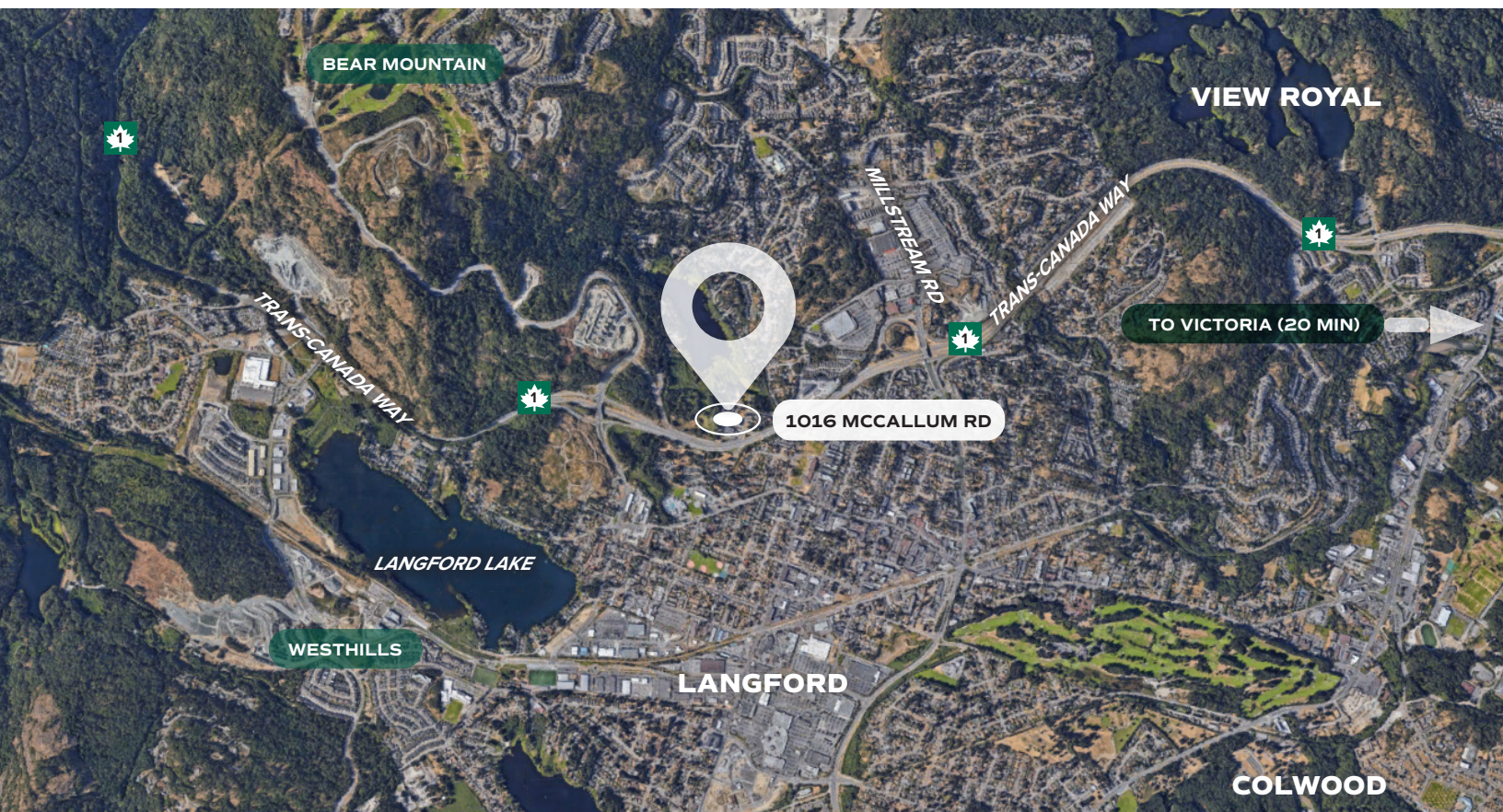
AVAILABLE: July 1, 2021

THE OPPORTUNITY

The subject premises is ideal for any tenant who values proximity to the Western Communities, as well as easy access to Victoria, Saanich, and areas north of the CRD via Highway 1.

Situated next to Shell and Subway, the space benefits from ample on-site parking for clients and staff as well as the opportunity for high-exposure signage facing the highway.

This ground-level space is built out with open-concept workspace as well as an office, storage room, kitchenette, and 2 washrooms.



CBRE

CBRE Limited
1026 Fort Street
Victoria BC V8V 3K4
www.cbrevictoria.com

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 The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.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; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

ROSS MARSHALL

PERSONAL REAL ESTATE CORPORATION
Senior Vice President
Brokerage Services
250 386 0004
ross.marshall@cbre.com

REID MALTMAN

Sales Representative
Brokerage Services
250 385 1225
reid.maltman@cbre.com

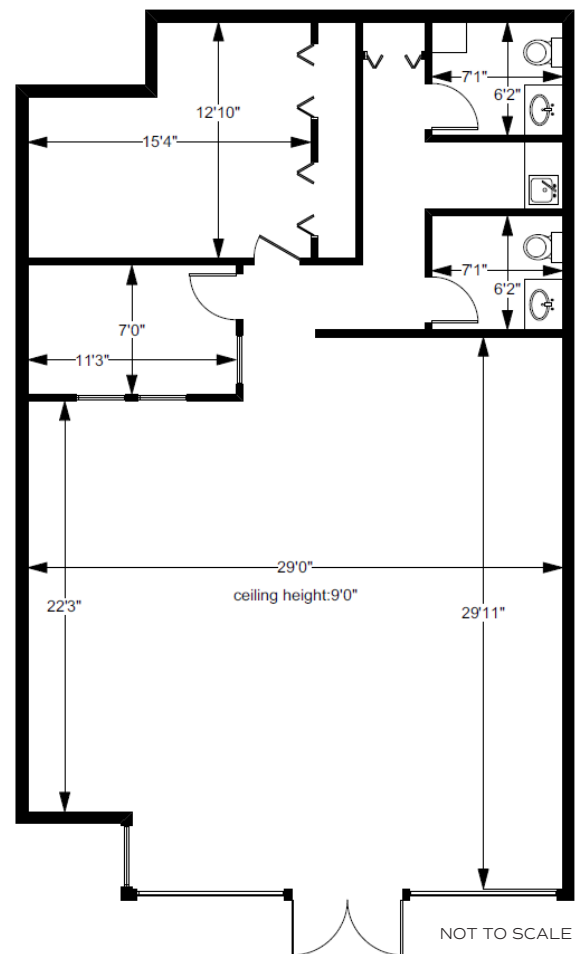
FOR LEASE

GROUND-LEVEL COMMERCIAL SPACE IN LANGFORD

#106 - 1016 MCCALLUM RD LANGFORD, BC

ZONING - DISTRICT COMMERCIAL (C3)

- OFFICE
- RETAIL STORE
- FITNESS CENTRE
- MEDICAL CLINICS
- LIQUOR STORE
- PERSONAL SERVICE
- RESTAURANT
- SCHOOL
- RECREATION
- CULTURAL FACILITY
- CHARITABLE FACILITY
- AND MORE!



CBRE

CBRE Limited
1026 Fort Street
Victoria BC V8V 3K4
www.cbrevictoria.com

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; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

ROSS MARSHALL

PERSONAL REAL ESTATE CORPORATION
Senior Vice President
Brokerage Services
250 386 0004
ross.marshall@cbre.com

REID MALTMAN

Sales Representative
Brokerage Services
250 385 1225
reid.maltman@cbre.com