

FOR SALE

Uptown
Shopping
Centre

Boleskine Rd

Unit 2

20,711 Sq. Ft. Flex Commercial Investment Opportunity

Unit 2-601 Boleskine Road | Saanich, BC

- ▶ Below market rent
- ▶ Open plan with improvements that allow for a wide variety of uses
- ▶ Concrete building
- ▶ 22'6" ceilings
- ▶ Fully sprinklered
- ▶ 3 dock level loading doors
- ▶ Includes reserved underground parking and surface parking
- ▶ Located steps from Uptown Shopping Centre

The Opportunity

Victoria's Investment Properties Group is pleased to present this 20,711 Sq. Ft. investment opportunity in a high profile strata complex steps away from Uptown Shopping Centre. The unit has been substantially improved as a gymnastics studio with showers, changerooms, and office space. The main floor warehouse consists of mainly open area allowing for a wide variety of other uses. The warehouse benefits from several dock level loading doors with surface and underground parking available.

The Details

Civic Address
PID
Legal Address

2 - 601 Boleskine Rd, Victoria, BC
029-799-473
Strata Lot 2, Plan EPS634, Section 7 Land District 57
Together with an interest in the common property in the proportion to the unit entitlement of the strata lot as shown on form V

Unit Size

Main: 16,462 Sq. Ft.
Mezzanine: 4,249 Sq. Ft.
Total: 20,711 Sq. Ft.

Ceiling

22'6"

Parking

9 underground stalls plus surface parking

Loading

3 Dock Level Loading Doors

Strata Fees

\$2331.15 (2021)

Tenant

Inspire Sports Victoria

Tenancy Terms

Leased until June 30, 2028

Rental Rate

\$8.00-\$11.00 per Sq. Ft.

Property Taxes

\$46,655 (2021)

PRICE

\$3,500,000

NOI

\$201,193 (average over the term)

CAP RATE

5.75% (average over the term)

PRICE (per Sq.Ft.)

\$169 (per Sq. Ft.)

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

Tenant

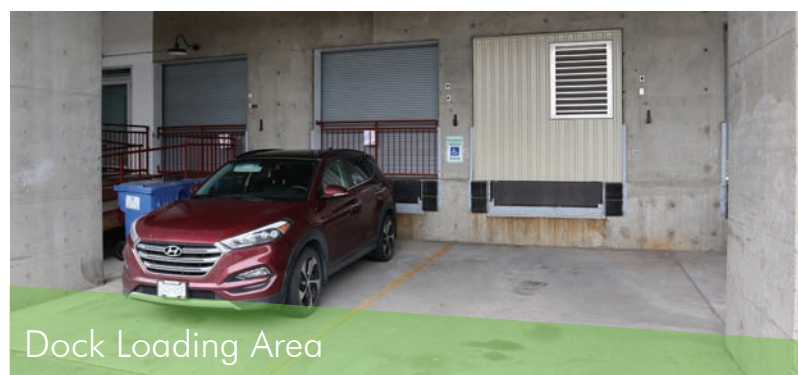
Inspire Sports Victoria



Inspire Sports Victoria provides excellent gymnastics programming to people of all ages promoting physical literacy and active lifestyles.



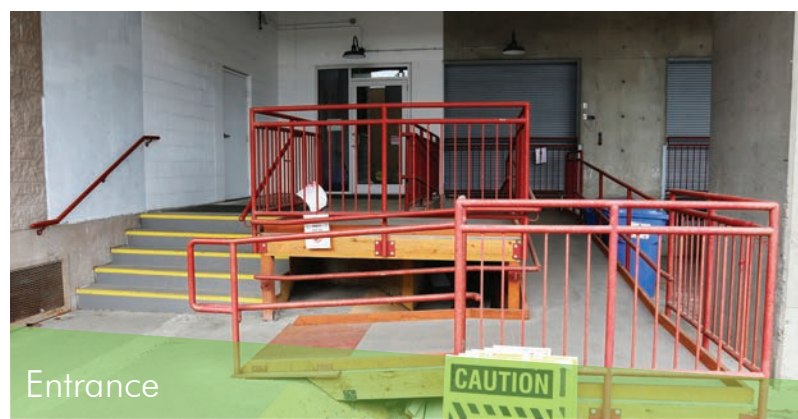
Warehouse



Dock Loading Area



Back of Building



Entrance



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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