

UPTOWN SHOPPING CENTRE



# FOR SALE INDUSTRIAL STRATA INVESTMENT OPPORTUNITY

UNIT 5 - 601 BOLESKINE ROAD | SAANICH, BC

## HIGHLIGHTS

- ✓ 11,568 Sq. Ft. strata unit
- ✓ National tenant and covenant
- ✓ Easy loading for 53' trailers
- ✓ Includes fenced surfaced parking/loading area in front (LCP)
- ✓ Includes 8 underground parking stalls for staff (LCP)
- ✓ Concrete building
- ✓ 18' to 22' ceilings
- ✓ Fully sprinklered
- ✓ Outstanding location for light industrial
- ✓ Very close to Uptown, Highway #1 and #17 and quick commute to Downtown Victoria

### FOR MORE INFORMATION PLEASE CONTACT:

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# FOR SALE

## INDUSTRIAL STRATA INVESTMENT OPPORTUNITY

UNIT 5 - 601 BOLESKINE ROAD | SAANICH, BC

### THE OPPORTUNITY

CBRE is pleased to present an opportunity to acquire an 11,568 sq. ft strata lot leased to an excellent long-term national tenant. Emco Corporation is a leading wholesale distributor of plumbing, HVAC and industrial waterworks. This concrete building is fully sprinklered, has 18-22' ceilings and has the best loading and parking area in the complex. The strong tenant covenant, upside in rental rate, building configuration and location make it a very attractive acquisition for a commercial real estate investor.

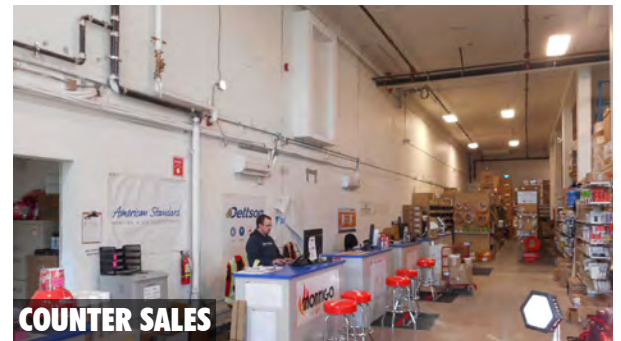
### THE DETAILS

ADDRESS	Unit 5 - 601 Boleskine Road, Victoria, BC
LEGAL ADDRESS	Strata Lot 5 Plan EPS634 Section 7 Land District 57
PID	029-799-503
UNIT SIZE	11,568 Sq. Ft.
CEILING	18' - 22'
ZONING	M2 Wholesale Warehouse & Office
TENANT	Emco Corporation
PARKING	Includes parking, loading and yard area in front (LCP). Also includes 8 underground parking spaces (LCP)
LOADING	2 dock level loading doors 10'x10' and 12'x10'
ELECTRICAL	400 AMP 3 phase power
LEASE EXPIRY	May 31, 2022 +5 year renewal (180 days notice)
LEASE RATE	\$13.00 PSF net (+4% management fee)
PROPERTY TAXES	\$38,700.47 (2021)
STRATA FEES	\$1,481.82 per month

**PRICE: \$4,250,000    PRICE PSF: \$367**

### TENANT: EMCO CORPORATION

Emco Corporation is a wholesale distributor of plumbing, HVAC, industrial, and waterworks products. Opening their first location in 1906, they have expanded to more than 200 profit centres, distribution warehouses and showrooms across Canada.





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## THE LOCATION

The subject property is located just off of Douglas Street in a bustling area within Saanich. Major arteries near the subject provide access to Downtown Victoria as well as access to Sidney via the Pat Bay Hwy #17 and the Westshore via Trans-Canada Hwy #1.



**PRICE: \$4,250,000**

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