

FOR SALE

CBRE

INVESTMENT PROPERTIES GROUP
VICTORIA

INDUSTRIAL STRATA OPPORTUNITY

858 DEVONSHIRE ROAD, ESQUIMALT BC



THE OPPORTUNITY

CBRE Investment Property Group Victoria is pleased to present the opportunity to purchase a strata industrial unit in Esquimalt, BC. The 4,429 Sq. Ft. two level strata unit is serviced by a grade level loading bay with ceilings heights in the warehouse up to 18'1". The purchaser will benefit from this rarely available central location, allowing for convenient servicing to all communities in Greater Victoria.

HIGHLIGHTS

- Owner occupier or investor opportunity
- Month to month lease currently in place
- 4,429 Sq. Ft. two level industrial strata unit
- Grade level loading (9' w x 10' h overhead door)
- 5 reserved surface parking stalls
- Up to 18'1" ceiling heights in warehouse
- Spray booth with venting
- Electric lift to upper floor
- Excellent proximity to Downtown Victoria and major roads/highways
- Zoning allows for a wide range of light industrial and commercial use

PROPERTY DETAILS

Civic Address	858 Devonshire Road, Esquimalt BC
PID	000-697-079
Legal Address	Strata Lot 3 Plan VIS464 Section 10 Land District 21
Year Built	1976
Unit Size	4,429 Sq. Ft.
Ceiling	8'11" Main Floor Under Mezzanine 18'1" Open Warehouse
Heating	Electric Overhead Heating
Electrical	200A 3P down / 100A 240V up
Parking	5 Reserved Surface Stalls
Loading	Grade Level Loading (9' w 10' h)
Strata Fees	\$283.58 / Month
Property Taxes	\$13,519.04 (2021)
Lease	Month to Month (Contact Agents for Details)

ZONING

Zoning: I-1 Light Industrial

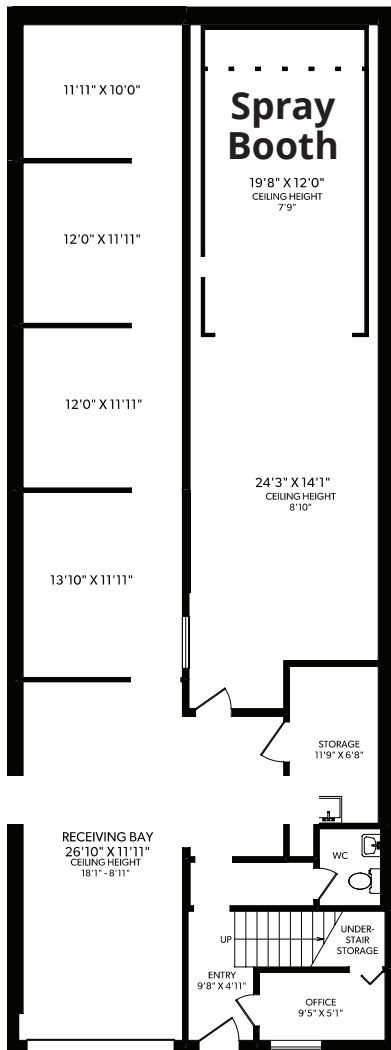
Uses permitted, but not limited to:

- Arts and film studio
- Auto repair
- Building supply
- Lumber Yard
- Business or office
- Cold storage plant
- Commercial laundry
- Fitness centre
- Food preparation
- Laboratory
- Light manufacturing/processing
- Printing and publishing
- Trade contractor
- Vet clinic
- Warehousing and storage
- Wholesaling

PRICE: \$995,000

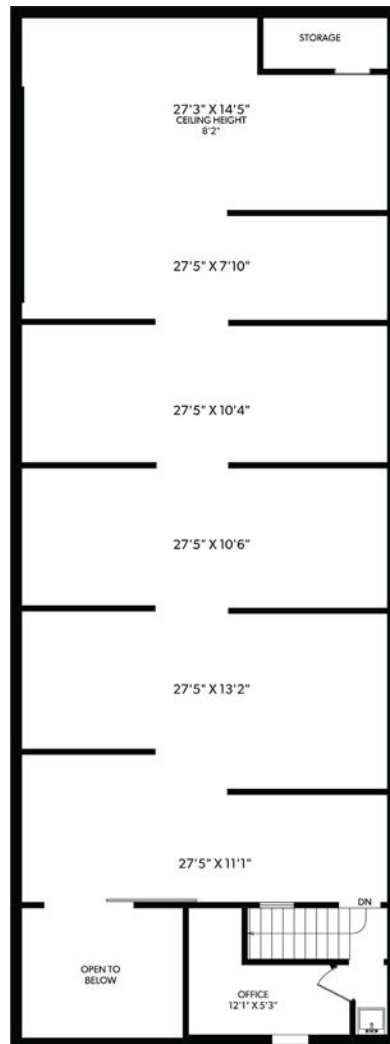
MAIN FLOOR

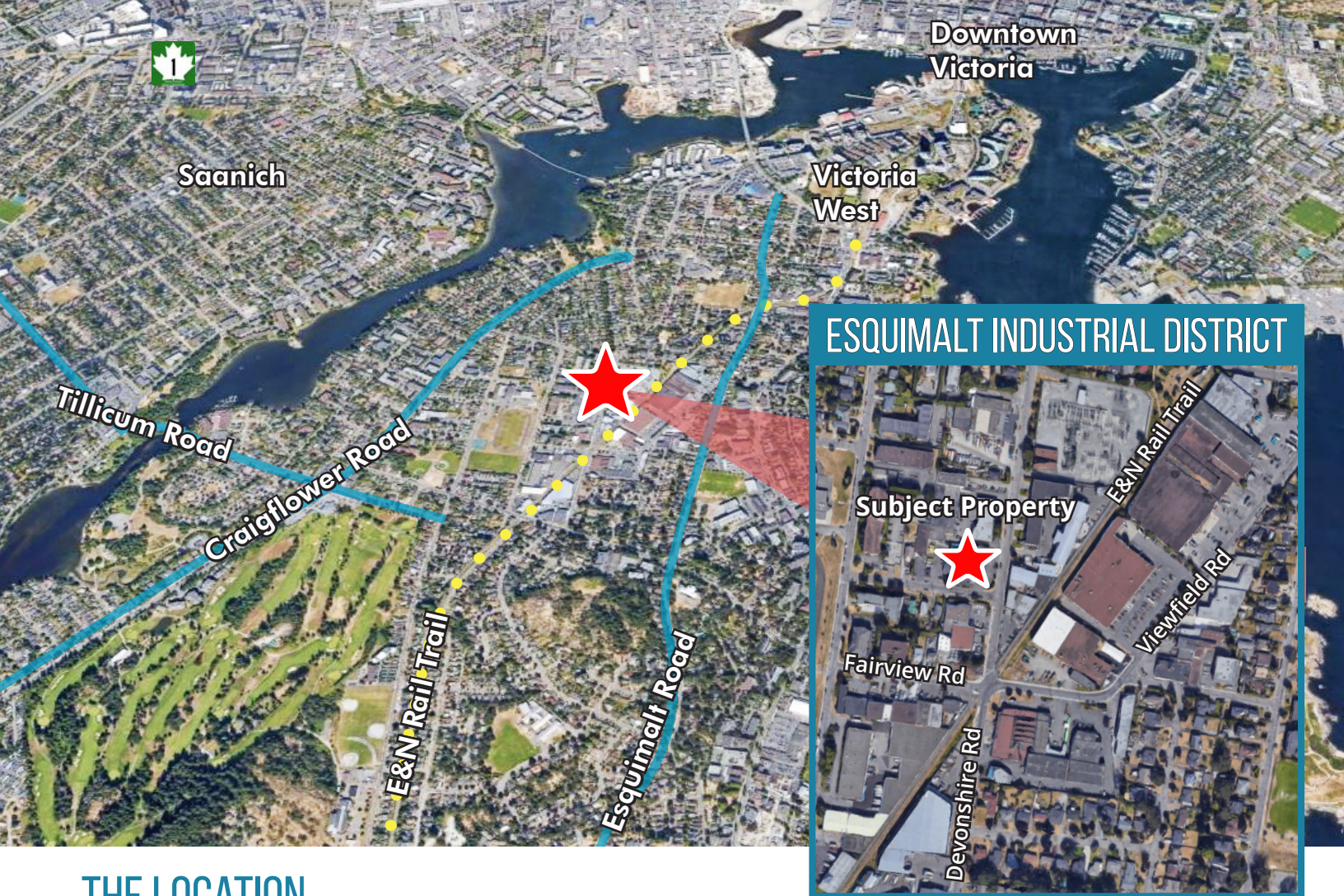
- 2,273 Sq. Ft.



UPPER FLOOR

- 2,156 Sq. Ft.





THE LOCATION

The subject property is situated in a highly desirable location in the Esquimalt Industrial District. Just 5 minutes from Downtown Victoria, it provides for easy access to major transportation routes and surrounding municipalities.

PRICE: \$995,000

CONTACT

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