

# For Sale



5481  
Hamsterly Road  

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Saanch, BC

- + Both units fully tenanted
- + Month to month leases allow for ownership flexibility
- + Highway exposure
- + Pylon signage
- + Fully fenced yard
- + Hydro individually metered
- + Zoned to allow for wide variety of uses
- + Excellent vehicular access to Hwy 17 North and Southbound



# The Opportunity

CBRE Investment Properties Group is pleased to present the opportunity to purchase a freestanding commercial building on Hamsterly Road, steps to Elk Lake. Offering Highway visibility from the Patricia Bay Highway at Sayward Rd, the property is tenanted month to month with accomodating zoning, making for an excellent owner-occupier investment opportunity with development potential.

## The Details

<b>Civic Address</b>	5481 Hamsterly Road, Victoria, BC V8Y 1S4
<b>Legal Address</b>	Lot 8 Plan VIP2349 Section 40 & 53 Land District 62
<b>P.I.D.</b>	000-174-777
<b>Lot Size</b>	8,400 sq. ft.
<b>Gross Building Area</b>	2,200 sq. ft. (Estimated)
<b>Year Built</b>	1950
<b>Sewer</b>	Septic
<b>Electrical Service</b>	200 amp - Tenants Individually Metered
<b>BC Assessment</b>	\$680,000
<b>Property Taxes</b>	\$13,179 (2021)
<b>PRICE</b>	<b>\$1,250,000</b>

## Zoning + OCP

**Zoning:** C-2 General Commercial Zone

**Density:** FSR: 1.2:1

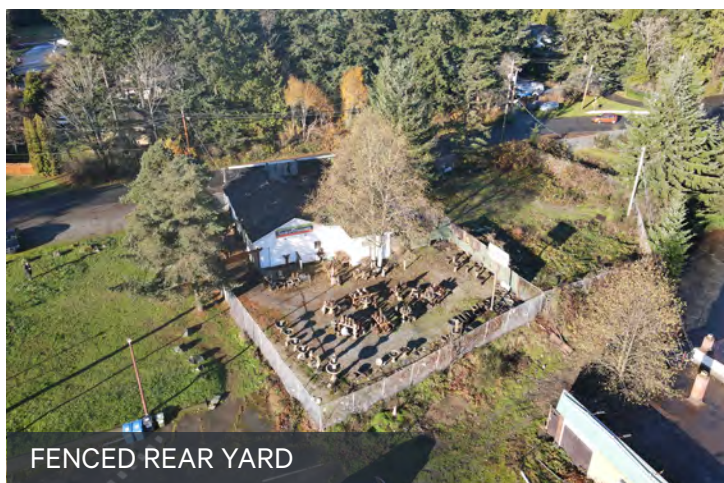
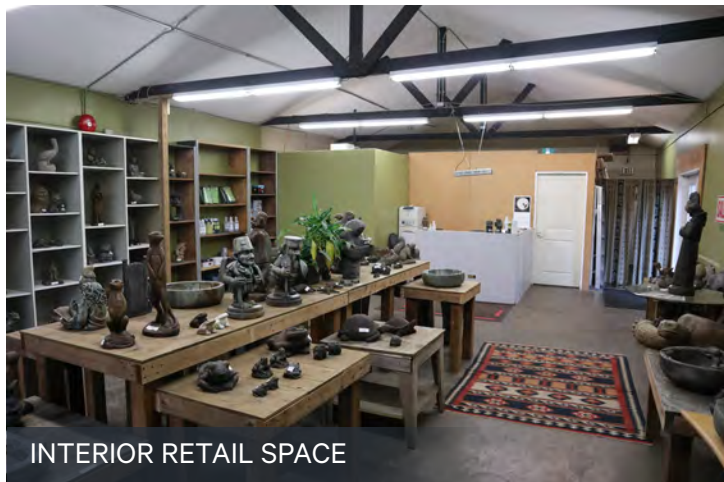
**Uses Permitted, But Not Limited To:**

- ✓ Retail sales of Goods and Services
- ✓ Wholesaling Accessory to Retail Sales
- ✓ Medical Services
- ✓ Office
- ✓ Restaurant
- ✓ Assembly
- ✓ Apartment
- ✓ Beverage Container Depot

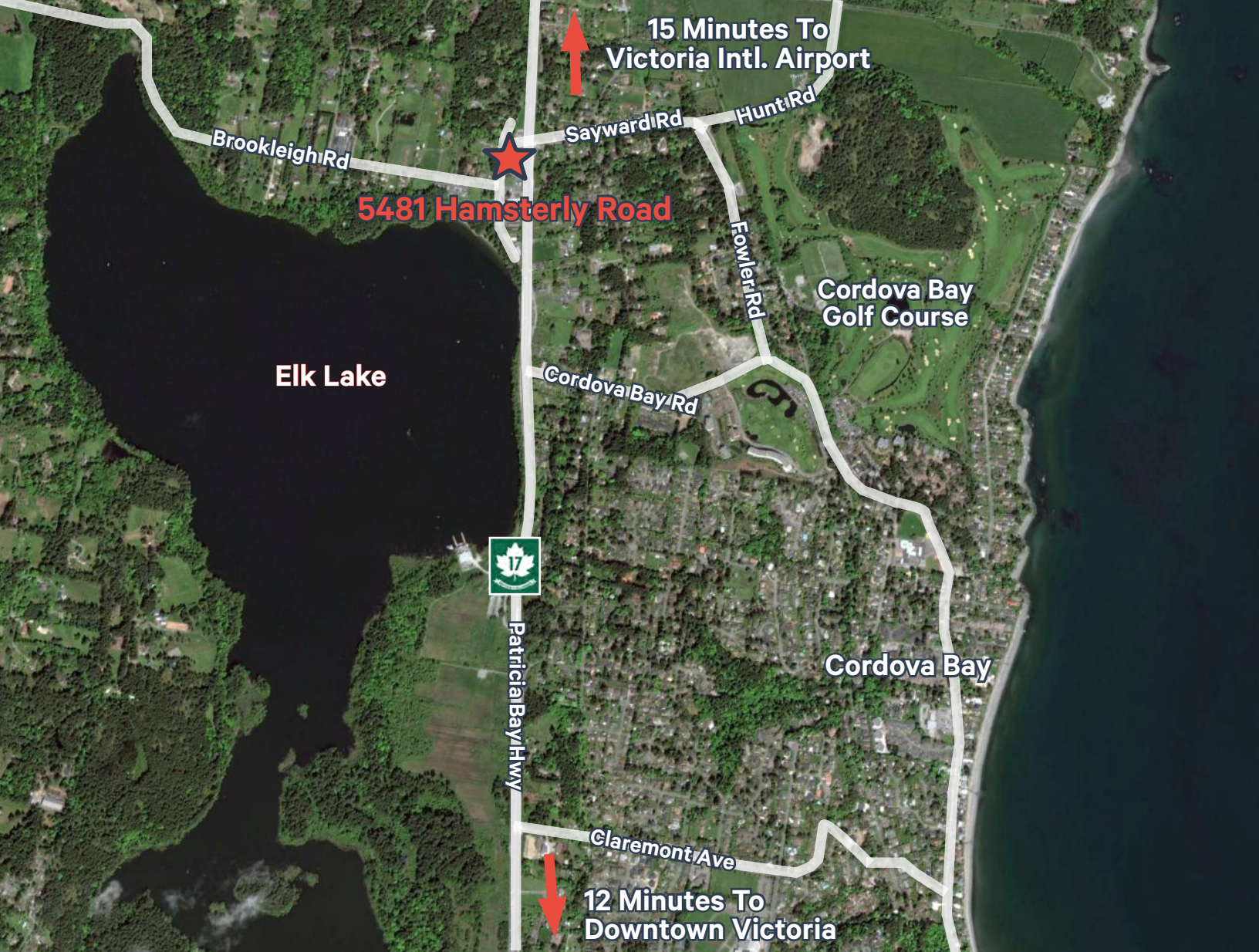
**OCP:** Rural

**Land Use:** Commercial

**DP Area:** Hamsterly Road Development Permit Area







**LOCATION:** The Subject Property is located on Hamsterly Road, one block from the intersection of Hwy 17 and Sayward Road. Offering excellent highway visibility and close proximity to Hamsterly Beach and Elk Lake, the location is situated approximately half way between Downtown Victoria and the Victoria International Airport. The growing community of Cordova Bay lies directly to the East of the Highway.

## Contact Us

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