



831 Shamrock St | Saanich, BC



3,780 SF Flex Commercial Building with
3 Loading Bays and +/- 4,800 SF Fenced Yard in
Saanich Core



The Offering

CBRE Victoria is pleased to present the opportunity to lease a two-storey, free-standing, 3,780 SF flex commercial building with 3 loading bays and a +/- 4,800 SF fenced yard in the epicenter of the Saanich Core. 831 Shamrock Street offers tenants an exceptionally central location with excellent visibility from Blanshard Street, convenient vehicular access to Hwy 1 & 17 and the ability to easily service all of Greater Victoria.

Property Highlights

- ✓ Two-storey free-standing **3,780 SF flex commercial building**
- ✓ +/- **4,800 SF fenced yard**
- ✓ **9,835 SF** of total land area
- ✓ 2 dock level loading bays, 1 grade level loading bay
- ✓ Current **C-6DE zoning** allows for a wide range of uses
- ✓ Convenient vehicular access to **Hwy 1 & 17** allows for efficient logistics
- ✓ Centrally located in the epicentre of the **Saanich Core** with excellent visibility from **Blanshard Street**

The Details

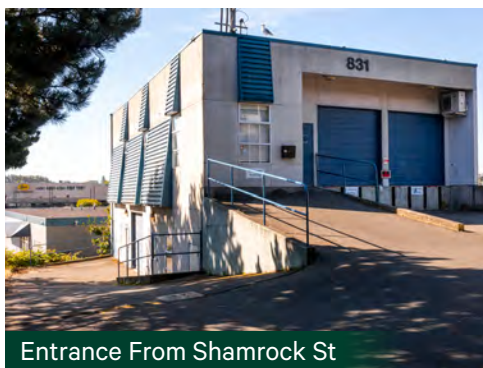
Civic Address:	831 Shamrock St Saanich, BC V8X 2V1
Lot Size:	9,835 SF
Building Area:	3,780 SF
Fenced Yard	+/- 4,800 SF
Parking:	Up to 29 Stalls
Available:	Immediately

Zoning:
Uses Permitted:
(But not limited to)

C-6DE Douglas East
Highway Commercial Zone
Retail Sales of Goods & Services
Office
Personal/Medical Services
Auto/Boat/Truck/Trailer Rentals
Auto Repair/Wash/Storage
Veterinary Clinic/Hospital
Warehousing
Manufacturing
Hotel/Motel
Apartment

Lease Rate

Building Area:	\$22 PSF
Additional Rent:	\$6.00 PSF (Approx.)
Fenced Yard:	Contact Agents

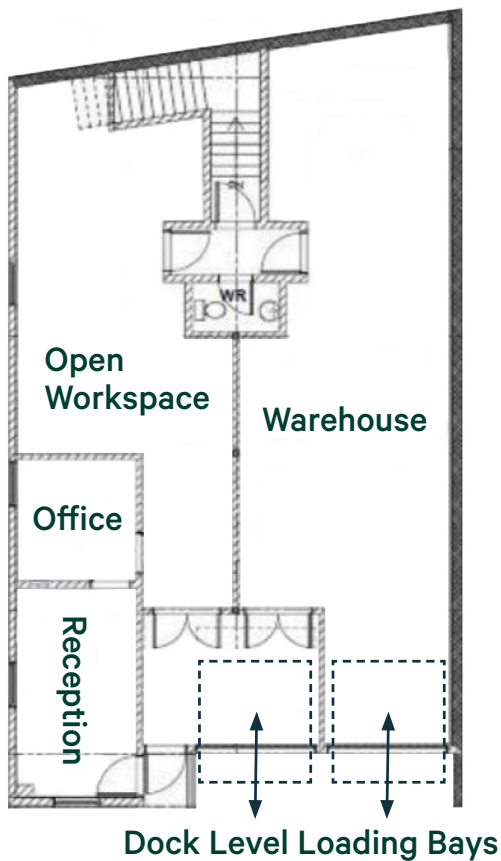




Total Building Area - 3,780 SF

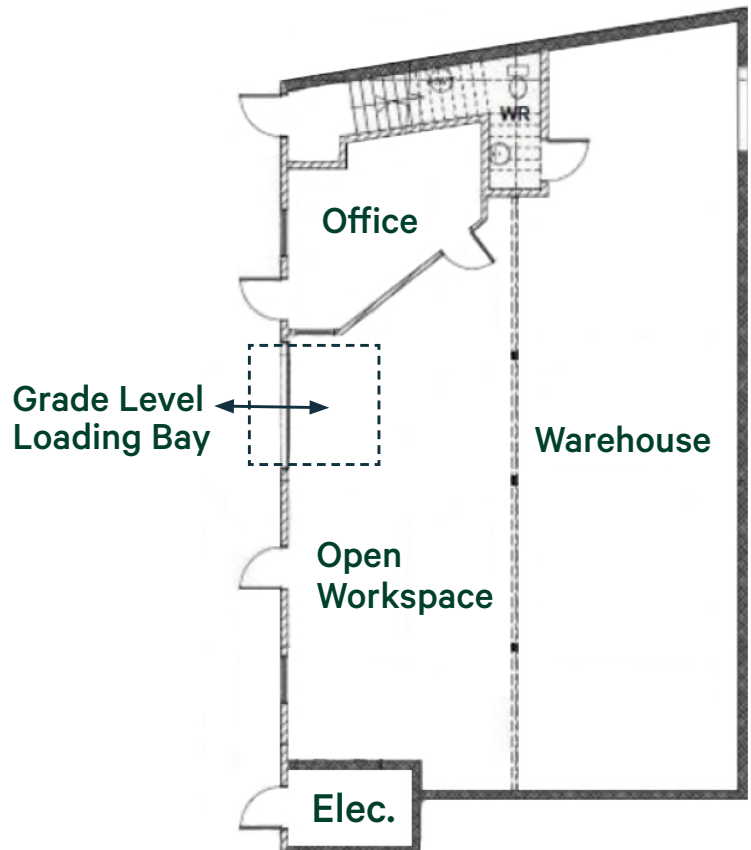
Upper Floor

- 1,920 SF of Area
- 12' Ceiling Height
- Two Dock Level Loading Bays



Lower Floor

- 1,860 SF of Area
- 10' Ceiling Height
- One Grade Level Loading Bay





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Saanich, BC

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