

For Lease

CBRE

# 2,237 SF Flex Commercial Space with Grade Level Loading Bay



206-314 Wale Rd | Colwood, BC

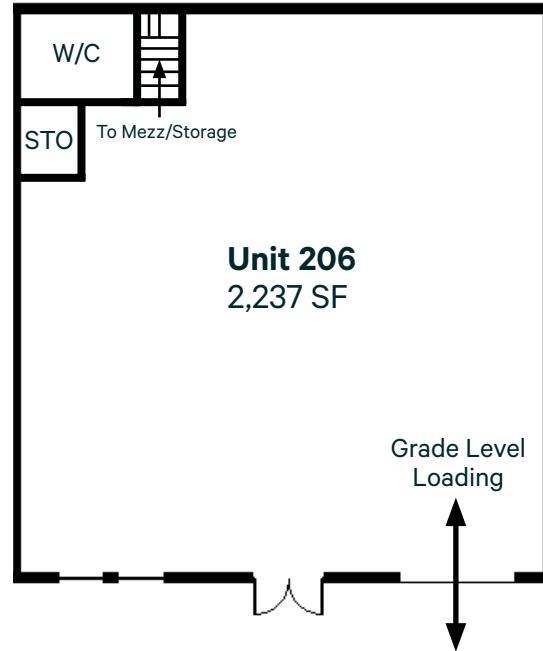


# The Opportunity

CBRE is pleased to present a ground-floor retail / industrial unit located in Westridge Landing. The center is located in a rapidly developing area of Colwood. This 2,237 sq.ft unit features an open floor plan, 16' ceiling heights, a grade-level loading door and is improved with a washroom and mezzanine storage area. Anchored by Lee Valley tools and the Holiday Inn, the complex has additional amenities including 328 Taphouse, Victoria Barbell, and the Legacy rental apartments (63 residential units).

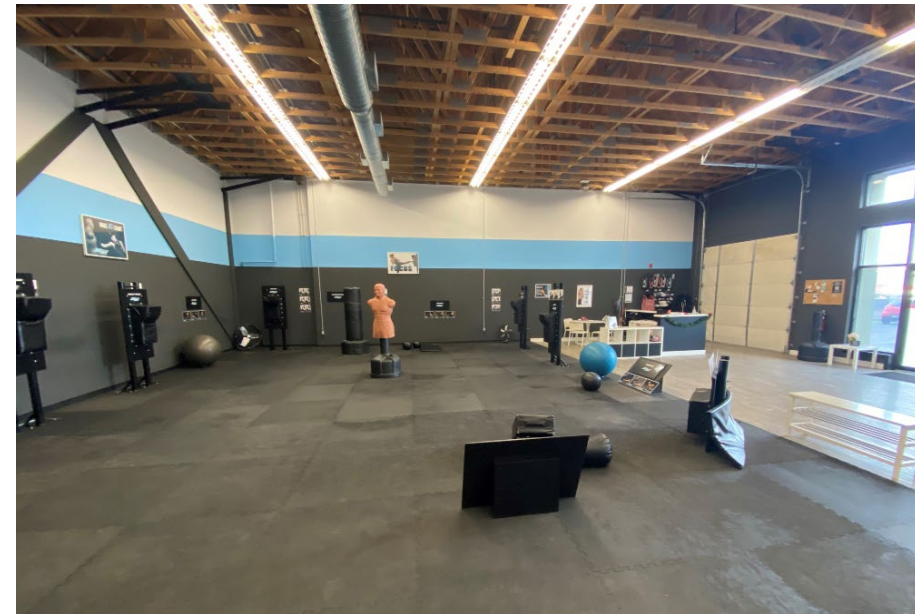
## Unit Details

<b>Address</b>	206-314 Wale Rd   Colwood, BC
<b>Size:</b>	2,237 SF
<b>Lease Rate:</b>	\$24.00 PSF
<b>Adtl. Rent:</b>	\$9.50 PSF
<b>Availability:</b>	Immediately
<b>Tenant Improvements:</b>	Negotiable
<b>Zoning:</b>	CS1 - Service Commercial
<b>Uses Permitted:</b>	Animal Hospital, Auto Repair, Car Wash, Nurseries/Greenhouses, Gas Service Station, Offices, Storage, Restaurants, Retail, Personal Service
(But Not Limited to)	



## Unit Highlights

- 16' Ceiling Heights
- Grade Level Loading Bay with Roll-Up Door
- Abundance of On-Site Parking for Staff & Customers
- Prominent Signage Opportunity
- Opportunity to Service Rapidly Growing Resident Base
- Open Floor Plan Layout
- Plaza Anchored by Lee Valley Tools
- Abundance of Light with Large Storefront Windows



## The Development



Located in the heart of Colwood, BC, Westridge Landing is a 3.8 acre mixed-use property featuring convenience and central location for both commercial and residential clients. Having begun with an impressive commercial space anchored by Holiday Inn and Lee Valley Tools, Westridge now includes 63 rental apartments.



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# Colwood

Colwood is a vibrant and growing community located on the west shore of Victoria, British Columbia. With its stunning natural beauty, rich history, and excellent amenities, Colwood is a sought-after destination for both residents and visitors alike. The Subject Property is located along Colwoods major commercial strip, alongside numerous successful businesses, and offers significant traffic counts and drive by exposure.

**2**  
Minute Drive  
to Downtown  
Colwood

**7**  
Minute Drive  
to Downtown  
Langford

**20**  
Minute Drive  
to Downtown  
Victoria



**COLWOOD CORNERS**

save on foods    LONDON DRUGS

4 MILE LIQUOR    petvalu    TD    coastcapital

acekids DAYCARE    Westland Insurance    PAPA JOHN'S

**WESTRIDGE LANDING**

Lee Valley    the signpad    WINMAR PROPERTY RESTORATION SPECIALISTS

328 TAP HOUSE & GRILL    PACIFIC COAST FLOORS CARPET ONE FLOOR & HOME    Coastal Offices

Holiday Inn Express & Suites    Eagle Rise    LEGACY AT WESTRIDGE LANDINGS

JUAN DE FUCA REC. CENTRE

ROYAL COLWOOD GOLF COURSE

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### Contact Us

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