

For Lease

CBRE

2340 BEVAN AVENUE

SIDNEY, BC

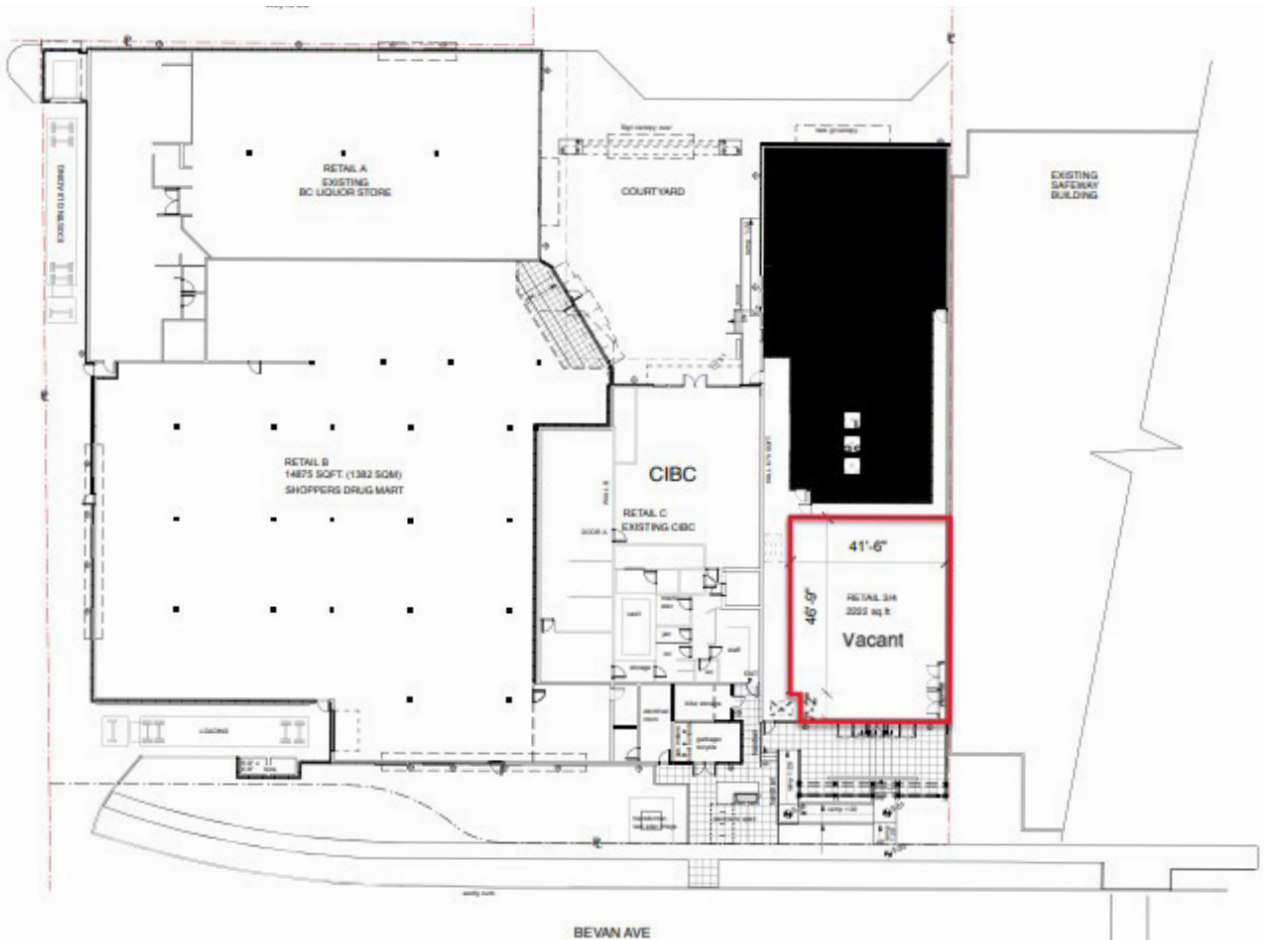


Prime Retail/Office Opportunity in Sidney

- Two accessible washrooms
- Prime exposure
- Ample plaza and street parking
- Bright & open floor plan

The Opportunity

CBRE Limited is pleased to present an excellent opportunity to lease conveniently located ground floor office or retail space. Prime location in Beacon Plaza with ample on-site parking and high visibility at the entrance to downtown Sidney. The flexible zoning of C-1 Commercial offers an array of uses including but not limited to financial institution, fitness center, personal services and more. 2,222 sf of accessible open space with bright front windows which allow for impressive natural light. Includes two accessible washrooms, plus kitchenette area for staff. Main entrance to unit off Bevan with secondary entrance into main plaza. High ceilings and adequate overhead lighting provide an exciting opportunity for a tenant.



Unit Details

Size	Lease Rate	Additional Rent	Available
2,222 SF	\$ 16.00 PSF	\$ 12.80 PSF	Immediately

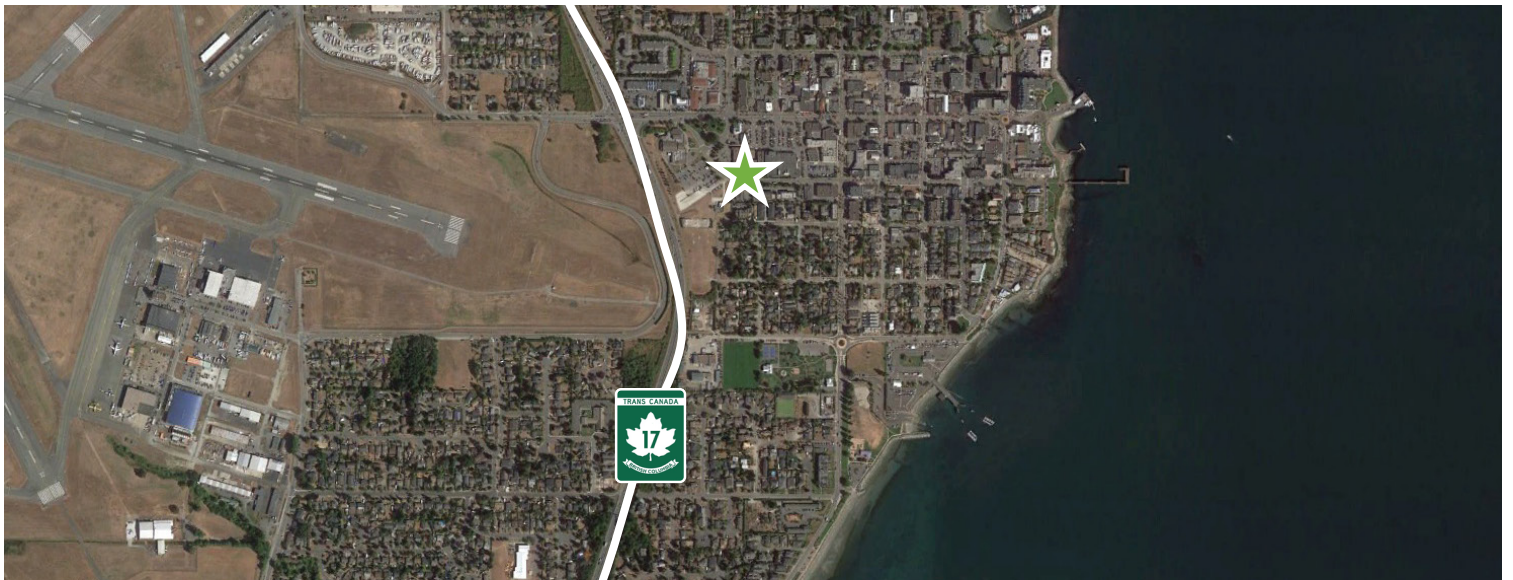
Zoning

C1 - Downtown Commercial



Location

This unit is located at the heart of Sidney. Nestled on Bevan Avenue, a tree-lined street that intersects with Beacon Avenue, Sidney's main commercial and entertainment hub. The location offers easy access to local amenities such as restaurants, cafes, and art galleries. This fast growing seaside community is minutes away from the Victoria International Airport and BC Ferries Terminal, and approximately 25km away from Victoria. Additionally, its location within the town opens up several possibilities for commercial or residential development, depending on the intended use.



Contact Us

Andrea Teahen
Senior Associate
250 813 3377
andrea.teahen@cbre.com

CBRE
www.cbrevictoria.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.