



For Lease

Service Commercial/Industrial Strata Unit Steps from Island Hwy

Unit 203 - 2657 Wilfert Road | Colwood, BC

The Opportunity

CBRE is pleased to present the opportunity to lease a 2,762 sq. ft. of second-floor service commercial/industrial space in the Wilfert Road Business Centre. Suite highlights: Concrete warehouse floors, new carpet in offices, in-suite washrooms, heat pump in offices, separately metered hydro and gas, 225-amp 3 phase power, fully sprinklered, six designated parking stalls. Located in Colwood, just off the Island Highway (#1A), a major transportation route that is known for its high traffic volumes, and mixed-use commercial strip, and is used as a thoroughfare for Victoria and surrounding municipalities. The property is near a variety of retail stores, grocery stores, restaurants, banks, and residential neighborhoods.

Property Details

Address:	Unit 203 - 2657 Wilfert Rd, Colwood, BC V9B 5Z3
Size:	2,762 SF Total
Lease Rate:	\$20.00 PSF
Adtl. Rent:	\$6.50 PSF
Availability:	Aug/Sept, 2023
Zoning:	C-7 Mixed Commercial/Residential Zone
Parking:	6 Designated Surface Parking Stalls
Ceiling:	14'4" Ceiling Heights
Loading:	Grade Level Overhead Loading Door (10'x10')



Service Commercial/Industrial Strata Unit Steps From Hwy 1

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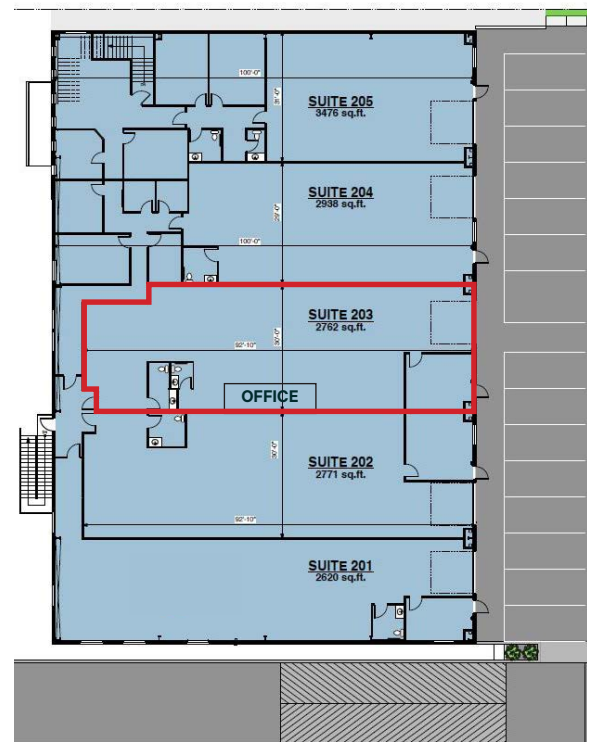
Property Highlights

- 10'x10' Grade level loading door
- 14'4" ceiling height
- Forced air + air-conditioned
- 225 SF of office/reception at the entrance
- High-quality florescent lighting throughout
- Two 2-piece washrooms in the warehouse
- Sprinkler system throughout the warehouse
- 6 designated parking stalls

C-7 Mixed Commercial/ Residential Zone

Permitted uses include, but are not limited to:

- Light manufacturing
- Research facility
- Retail stores
- Auto/truck/boat sales & rentals
- Drive-in businesses
- Personal Services
- Storage



Service Commercial/Industrial Strata Unit Steps From Hwy 1
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Contact Us

Ross Marshall

Senior Vice President
Brokerage Services
250 386 0004
ross.marshall@cbre.com

Chris Rust

Senior Vice President
Brokerage Services
250 386 0005
chris.rust@cbre.com

Cooper Anderson

Sales Associate
Brokerage Services
250 386 0276
cooper.anderson@cbre.com

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