

# 515

ELLICE STREET  
VICTORIA, BC

CBRE

## FOR SALE

*EXCEPTIONAL WAREHOUSE/  
SHOWROOM WITH SECURED YARD*



# 515

**ELLICE STREET**  
VICTORIA, BC

## THE OPPORTUNITY

CBRE Limited is pleased to present the opportunity to purchase an exceptionally well renovated industrial property in the Rock Bay district of Victoria, BC. 515 Ellice Street is a versatile 5,961 SF building on 7,200 SF of land, centrally located, with excellent vehicular access to all of Greater Victoria. The owners have taken impeccable care of the Property, improving it with numerous recent upgrades, security, and meticulous details that go above and beyond expectations. Sold with vacant possession, the offering represents a one-of-a-kind owner-occupier opportunity only blocks from Downtown Victoria.

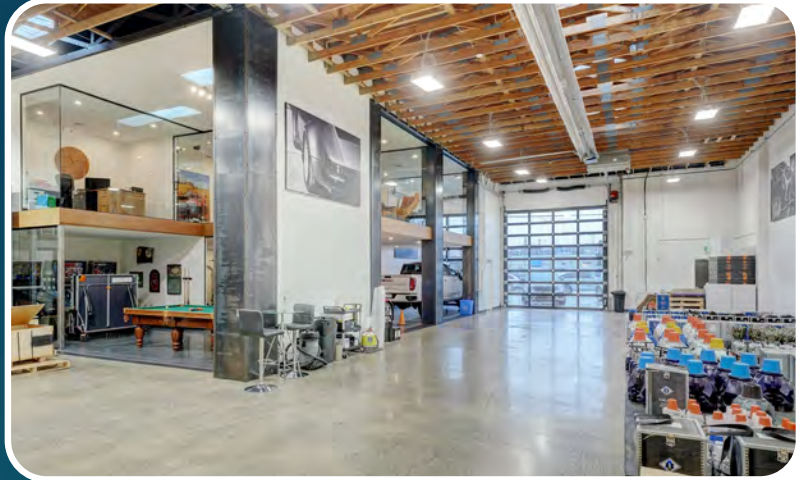
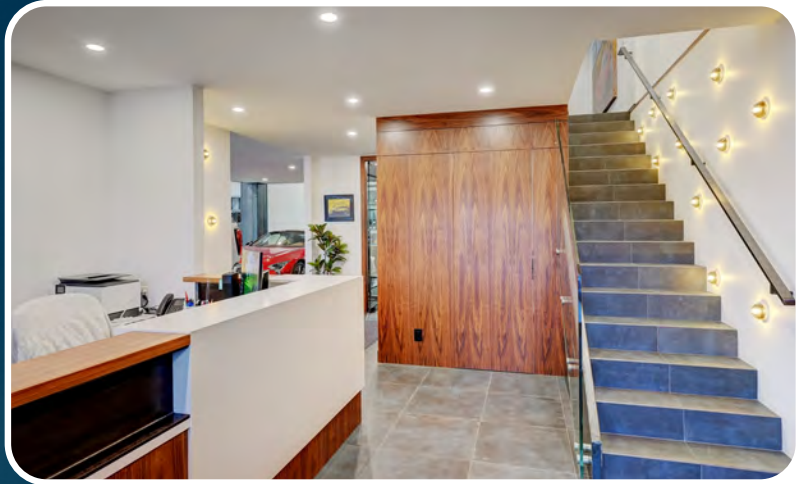
**PRICE: ~~\$3,650,000~~**  
**\$3,550,000**

## HIGHLIGHTS

**Over \$1.5M Recently Spent on Improvements**

- New Torch-on Membrane Roof (2022)
- New Automatic Overhead Doors
- New Reception Counter
- Fully Glassed-In Mezzanine
- New Office Space w/ Meeting & Staff Rooms
- Custom Millwork & Finishings
- High Efficiency LED Lighting Throughout
- New Overhead Gas Fired Heat in Warehouse
- Distributed HVAC in Mezzanine
- Approx. 2,100 SF of Fenced & Paved Yard
- New Exterior Block Walls
- New Secured Electric Power Gate
- Distributed Air Lines
- Additional 120 SF Storage Shed
- Central Location w/ Excellent Vehicular Access

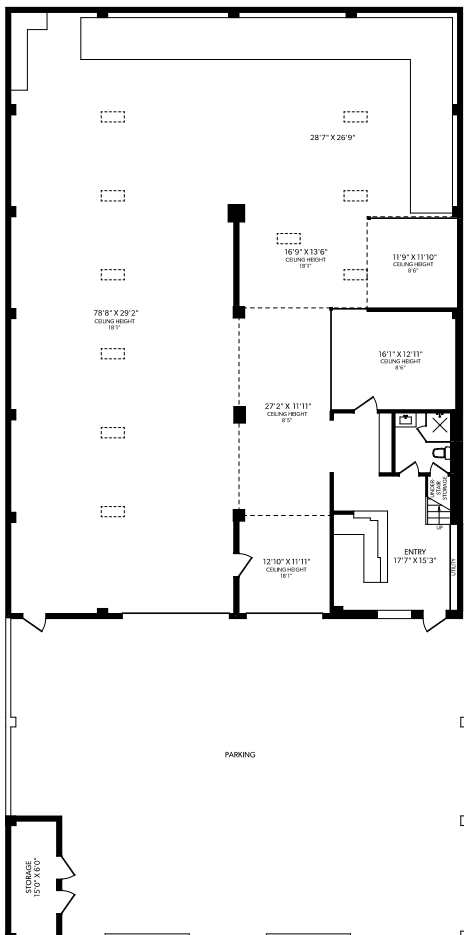
**CBRE**



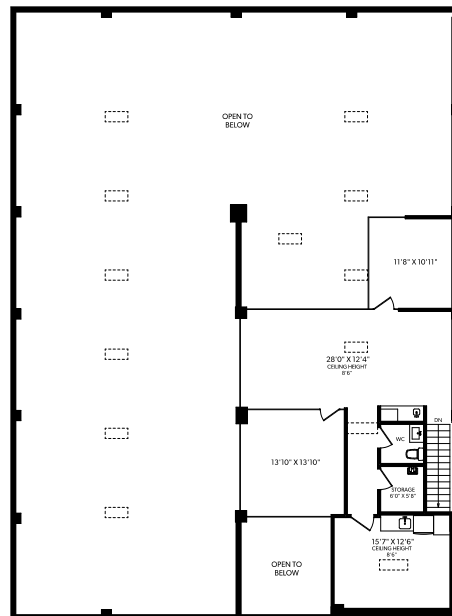
# 515 ELLICE STREET - PROPERTY DETAILS

<b>Municipal Address:</b>	515 Ellice Street   Victoria, BC
<b>PID:</b>	000-501-417
<b>Legal Description:</b>	LOT 11, BLOCK P, PLAN VIP33A, SECTION 4, VICTORIA LAND DISTRICT
<b>Building Size:</b>	5,961 SF (Main: 4,780 SF   Mezz: 1,181 SF)
<b>Lot Size:</b>	7,200 SF
<b>Construction:</b>	Concrete Block w/ Concrete Columns
<b>Loading:</b>	2 Electric Grade Level Overhead Bay Doors (14'w x 14'h and 10'w x 14'h)
<b>Parking:</b>	7-10 Parking Stalls in Secured Front Yard
<b>Electrical:</b>	400 amp
<b>Heating:</b>	Overhead Gas Heat in Warehouse   HVAC in Office
<b>Roofing:</b>	Torch-on Membrane (2022)
<b>Flooring:</b>	Diamond Polish Concrete Floor   Tile Reception   Carpeted Mezzanine
<b>Zoning:</b>	M-2 Zone - Light Industrial District
<b>Property Taxes:</b>	\$29,257 (2023)

## MAIN



## UPPER



**MAIN:** 4,780 SF

**MEZZ:** 1,181 SF

**TOTAL:** 5,961 SF

(+ 120 SF of Outdoor Storage)

## ZONING

**M-2 Zone  
Light Industrial District**

**Permitted uses include,  
but are not limited to:**

- Warehouses
- Garages
- Light industry including:  
Manufacturing, Processing,  
Assembly, Testing, Servicing &  
Repairing
- Veterinarian Hospital
- Vehicle Sales & Rentals
- Schools Including Trade Schools
- Tire vulcanizing
- Retail as an Accessory Use
- Printing & Publishing
- Clubs
- Churches
- Residence for Watchman

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## AN EXCEPTIONAL ROCK BAY INDUSTRIAL OPPORTUNITY

### EXCLUSIVE ADVISORS:

**Chris Rust**

Personal Real Estate Corporation  
Senior Vice President  
250 386 0005  
chris.rust@cbre.com

**Ross Marshall**

Personal Real Estate Corporation  
Senior Vice President  
250 386 0004  
ross.marshall@cbre.com

### SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

CBRE Limited | 110-800 Yates Street, Victoria, BC V8W 1L8 | 250 386 0000

**CBRE**

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