

515

ELLICE STREET
VICTORIA, BC

CBRE

FOR SALE

*EXCEPTIONAL WAREHOUSE/
SHOWROOM WITH SECURED YARD*



515

ELLICE STREET
VICTORIA, BC

THE OPPORTUNITY

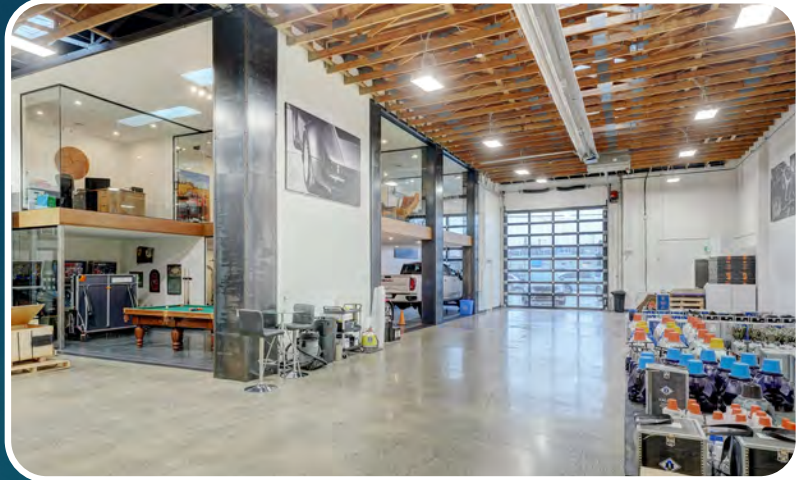
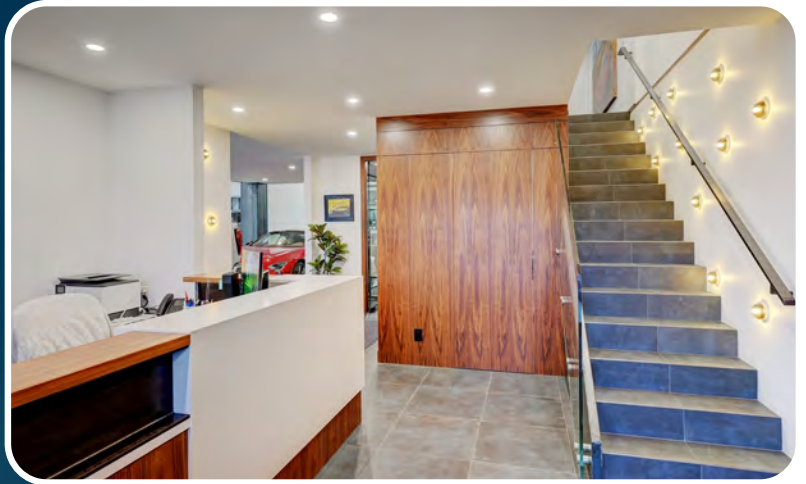
CBRE Limited is pleased to present the opportunity to purchase an exceptionally well renovated industrial property in the Rock Bay district of Victoria, BC. 515 Ellice Street is a versatile 5,961 SF building on 7,200 SF of land, centrally located, with excellent vehicular access to all of Greater Victoria. 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

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

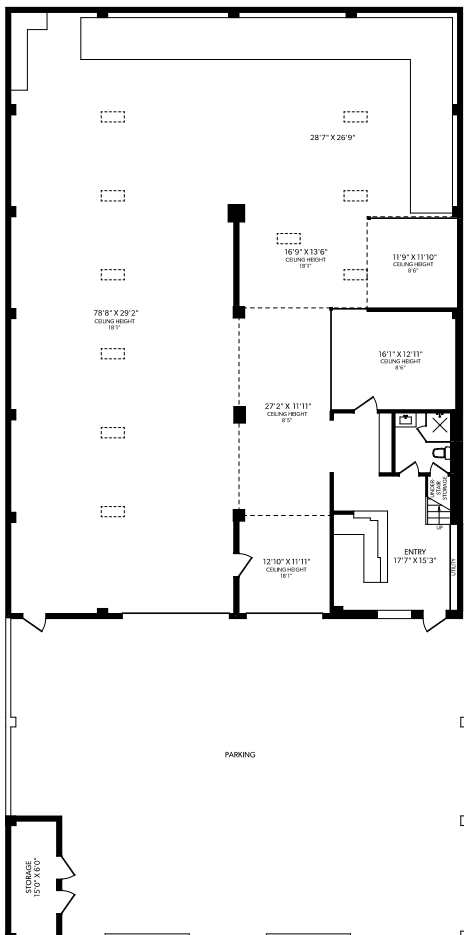


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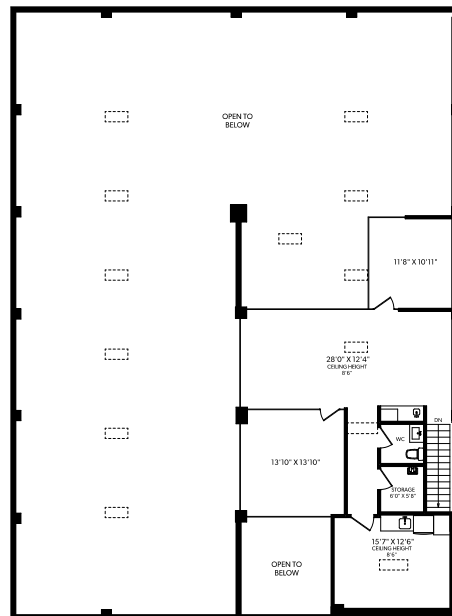
515 ELLICE STREET - PROPERTY DETAILS

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

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SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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