

444

WILLIAM STREET
VICTORIA, BC

CBRE

FOR SALE

CENTRALLY-LOCATED 7,327 SF INDUSTRIAL BUILDING W/ OFFICE & FENCED YARD



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THE OPPORTUNITY

CBRE Limited is pleased to present the opportunity to purchase an industrial property in Esquimalt, BC. Located one block from Esquimalt Road, 444 William Street is a versatile 7,327 SF building on 6,821 SF of land. The building offers a large open warehouse with 18' clear heights and a wrap-around mezzanine, as well as a reception area, kitchenette, 8 private offices, and 2 washrooms. The fenced and secured yard provides access to the 12' x 12' grade level loading door and up to 6 surface parking stalls. Flexible M-2 Light Industrial zoning allows for a wide array of potential uses. Sold with vacant possession, this offering represents a one-of-a-kind owner-occupier opportunity located minutes from Downtown Victoria.

PRICE: \$2,495,000

HIGHLIGHTS

- 12' x 12' Grade Level Loading Door
- Open Warehouse Space w/ Separate Entrance
- Dust Collection & Ventilation System in Warehouse Designed for Wood Shop
- Gas Fired Overhead Heat in Warehouse
- Large Mezzanine/Storage Area
- Reception Area, Kitchenette, 8 Private Offices
- Fenced, Secured & Paved Front Yard
- Surface Parking for up to 6 Vehicles
- Roof Done in 2019 (Torch-On)
- Central Location in Close Proximity to City Core



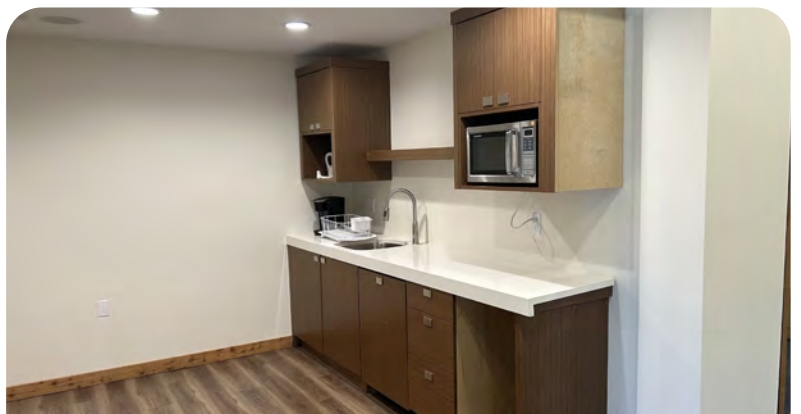
FRONT OF BUILDING



WAREHOUSE FROM MEZZANINE



WAREHOUSE

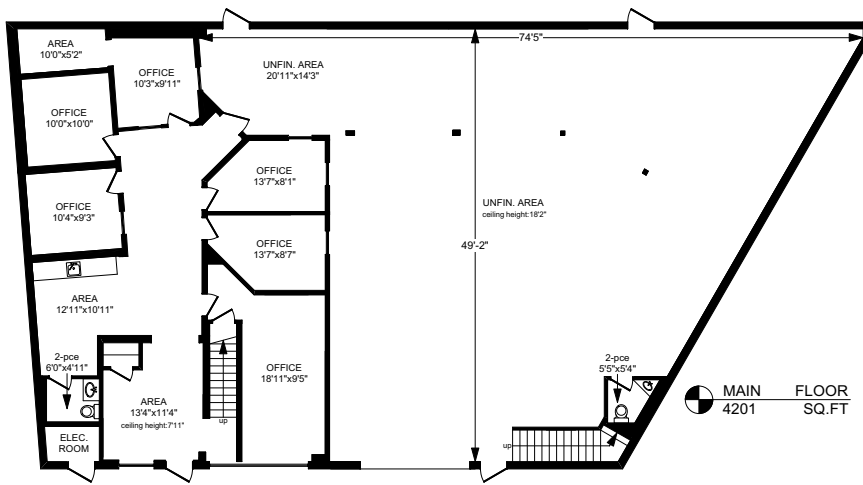


KITCHENETTE

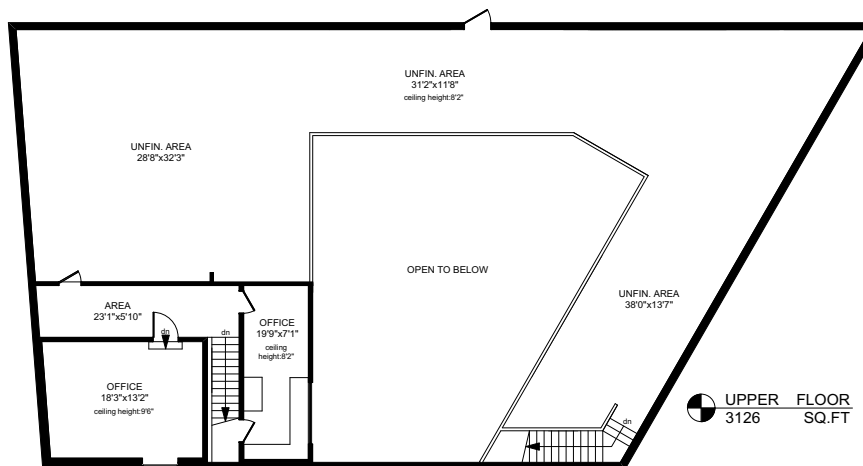
444 WILLIAM STREET - PROPERTY DETAILS

Municipal Address:	444 William Street Victoria, BC
PID:	006-473-105
Legal Description:	LOT 74, PLAN VIP52B, SECTION 31, ESQUIMALT LAND DISTRICT
Building Size:	7,327 SF (Main: 4,201 SF Upper: 3,126 SF)
Lot Size:	6,821 SF
Construction:	Concrete Block & Wood Frame
Loading:	Grade Level Overhead Bay Door (12'w x 12'h)
Parking:	6-8 Parking Stalls in Secured/Fenced Front Yard
Electrical:	200 Amp Single Phase 120/240 200 Amp Three Phase 120/208
Heating:	Overhead Gas Heat in Warehouse Electric Baseboard in Office
Roofing:	Torch-On Membrane
Zoning:	M-2 Zone - Light Industrial District
Property Taxes:	\$29,736 (2023)

MAIN: 4,201 SF



UPPER: 3,126 SF



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
- Bakeries

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PRICE: \$2,495,000

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CBRE

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