

**PRICE
REDUCED!**



**LOWEST PRICE PSF FOR ANY NEW UNIT IN THE WESTSHORE!
VENDOR WILL CONSIDER VENDOR TAKE-BACK FINANCING**

4,625 SF Industrial Strata Unit in West Shore Business Park

**UNIT 118 - 4342 WEST SHORE PARKWAY
LANGFORD, BC**

CBRE

INVESTMENT PROPERTIES GROUP
VICTORIA

The Opportunity

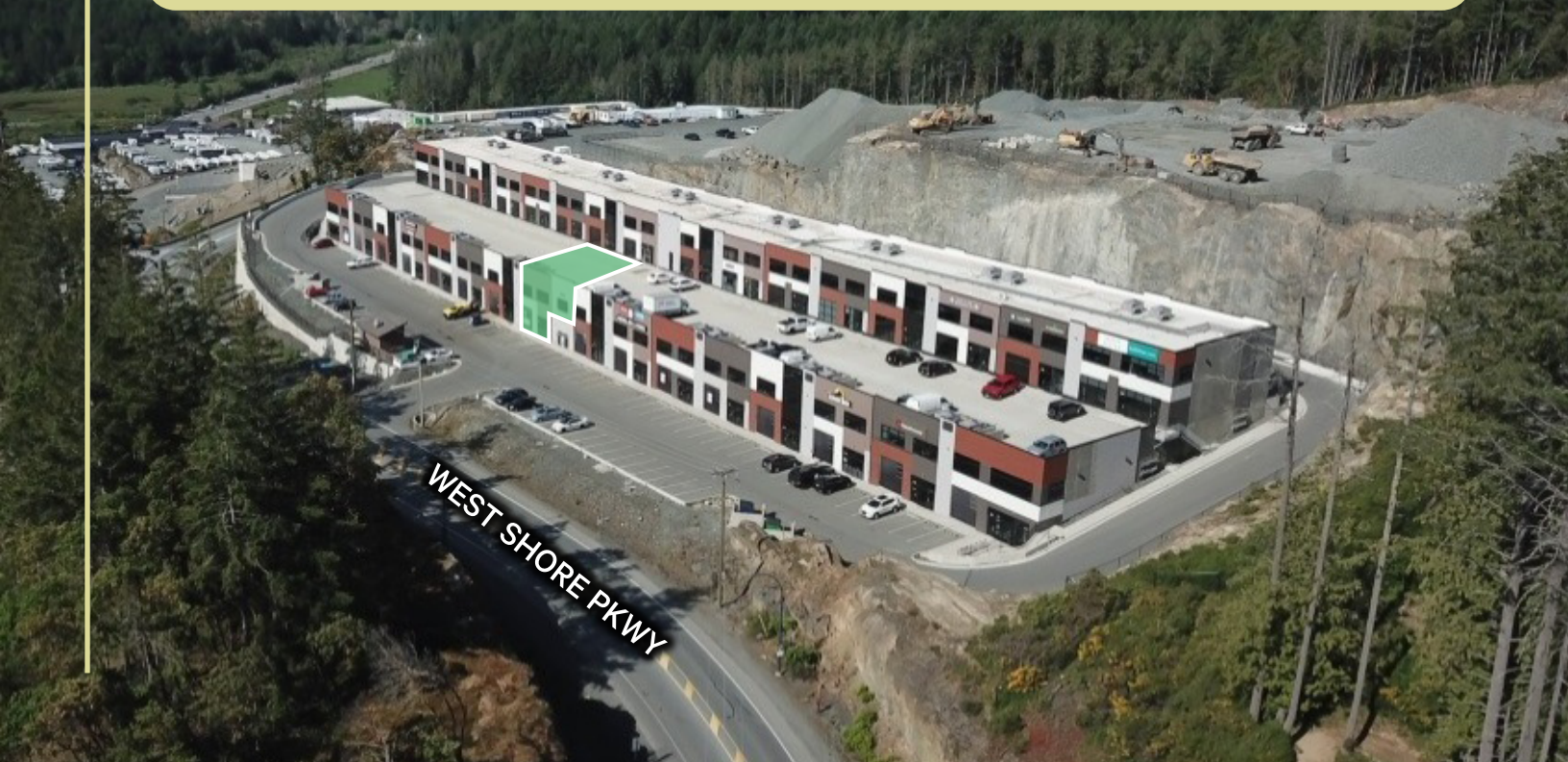
CBRE Victoria's Investment Properties Group is pleased to present Unit 118 at West Shore Business Park (4342 West Shore Parkway | Langford, BC). The unit is located on the lower level in the center of the complex, directly accessible via West Shore Parkway. It is the largest unit (4,625 SF) in the industrial development and is strategically located only minutes away from Highway 1, allowing easy access to and from all of Victoria's major trade areas, as well as Vancouver Island's northern communities.

***Vendor will consider vendor take-back financing.**

SALIENT DETAILS

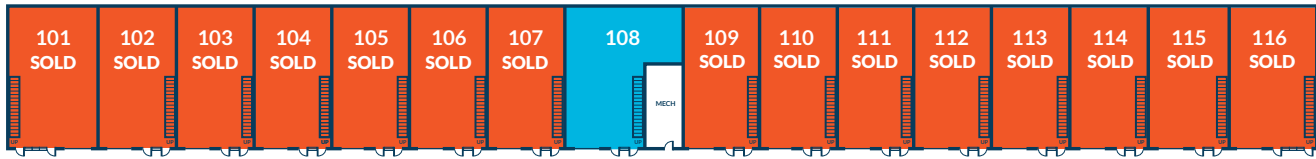
Municipal Address:	Unit 118 - 4342 West Shore Parkway (Lower Level)
Unit Size:	2,720 SF Main Level Warehouse 1,905 SF Mezzanine 4,625 SF Total Unit Size
Parking:	4 Reserved Surface Stalls 112 Customer Parking Stalls
Loading:	12' x 12' Grade Level Overhead Door in Front of Unit
Clear Heights	26'4" in Warehouse (14' Under Mezzanine)
Electrical:	200 Amp, 120/208V, 3-Phase
Washroom:	Handicap Accessible 2 Piece Washroom with 10-Gallon HW Tank
Heat:	Heat Pump
Floor Load:	250 LBS/SF
Natural Gas:	Separately Metered 1-inch Natural Gas Service
Strata Fees:	\$588.38/Month

PRICE: ~~\$1,299,000~~ \$1,195,000 (\$258/SF)

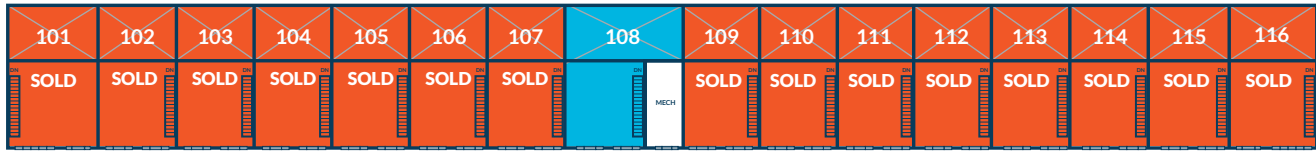


Plans

WAREHOUSE LEVEL

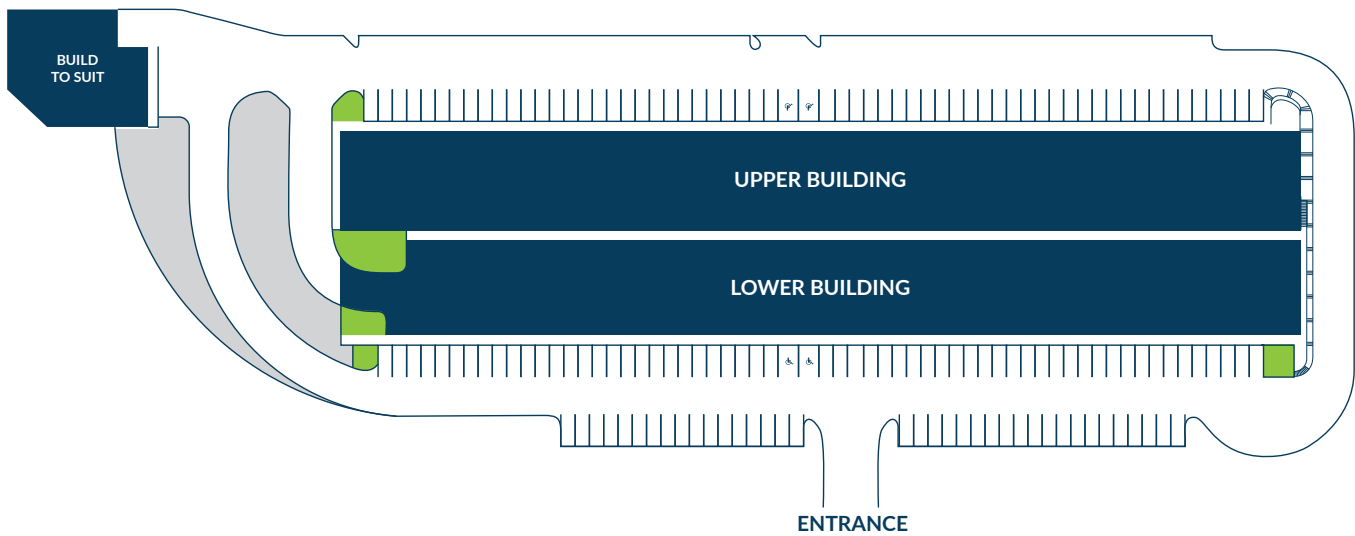


OFFICE LEVEL



LOWER BUILDING

ALL UNITS INCLUDE A SET OF INTERNAL STAIRS



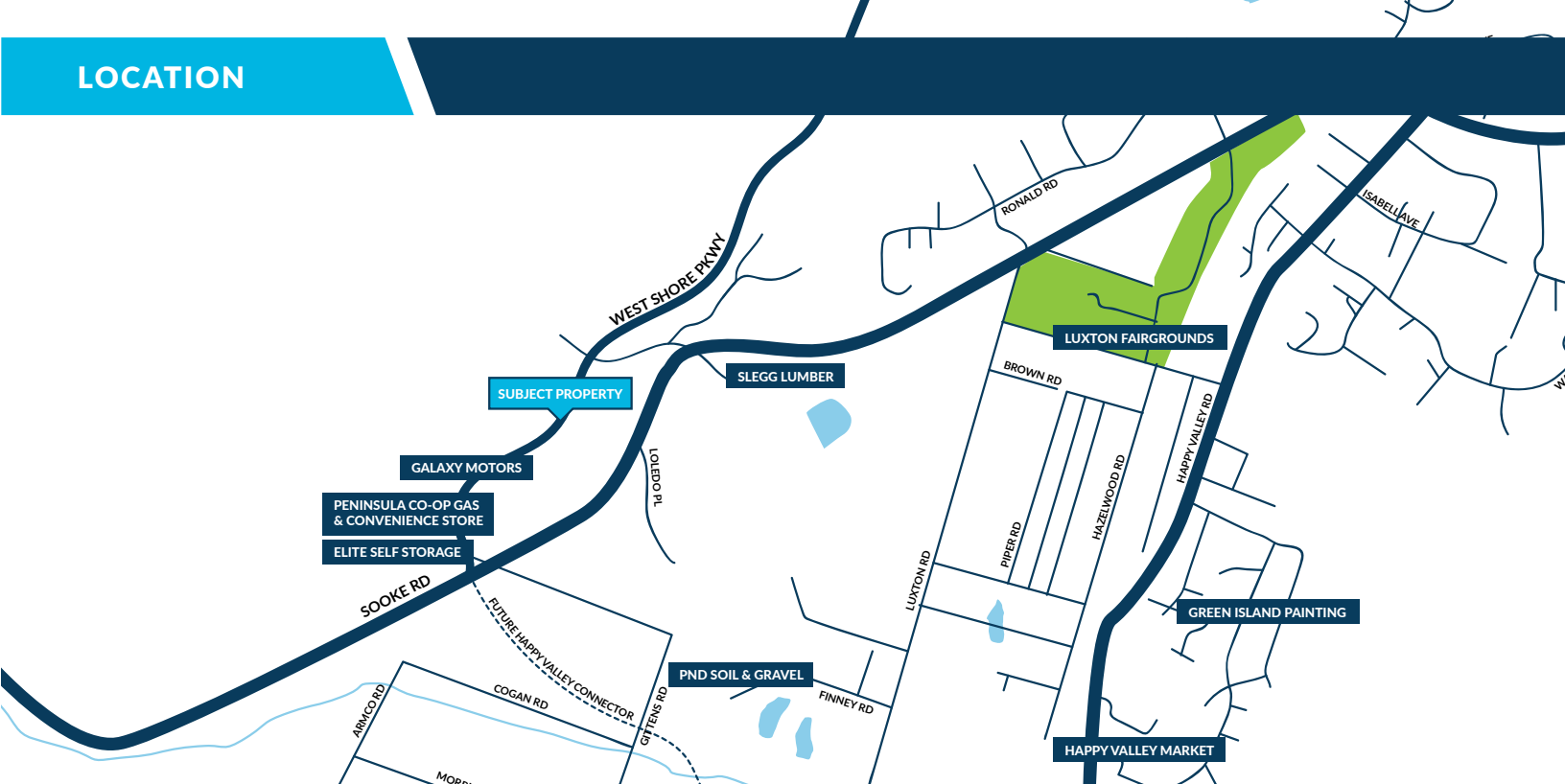
Zoning

The property is zoned **Business Park 2A (BP2A – Sooke Road West) Zone** and the general permitted uses are commercial and light industrial which include, but are not limited to:

- Auto parts and accessories sale, installation and repair
- Auto repair and service
- Bakery
- Carpentry shop
- Catering
- Equipment sales, service, repair and rental
- Industrial use
- Warehouse



LOCATION



EXCLUSIVE ADVISORS:

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**INVESTMENT PROPERTIES GROUP
 V I C T O R I A**

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