

For Lease

FLEXIBLE
OFFICE/RETAIL
SPACE IN
SELKIRK



UNIT 1 - 415 DUNEDIN STREET
VICTORIA, BC

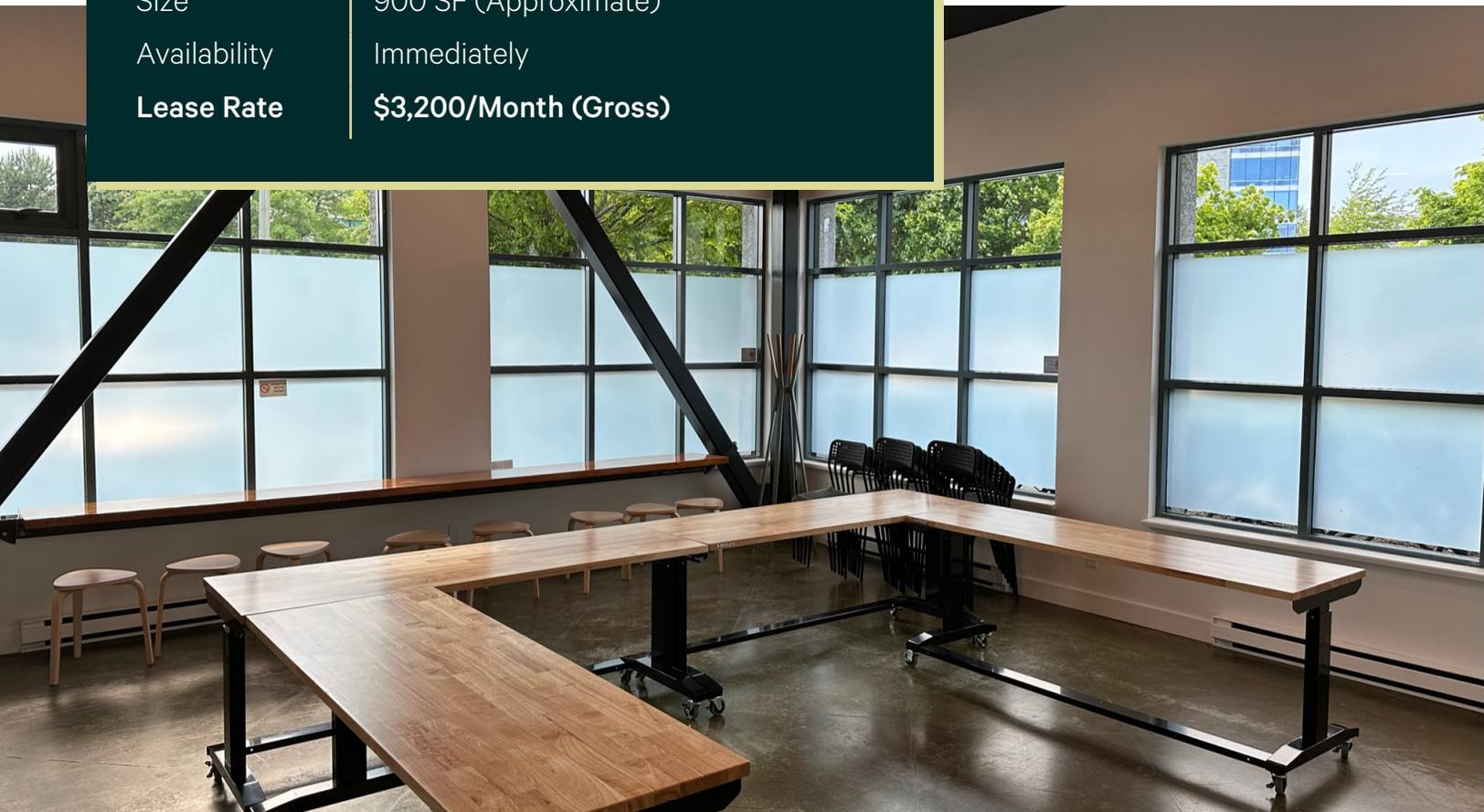
The Opportunity

CBRE is pleased to present a recently renovated ground floor office unit for lease located near the Selkirk waterway. The unit is approximately 900 square feet of open concept office, with one small storage room, a kitchenette and 1 accessible washroom (opportunity to add an additional washroom). The S-8 service district zoning allows for a wide range of uses, including but not limited to office, professional services, bakeries, wholesale and retail sales. The unit is available furnished (as seen in photos) or empty.

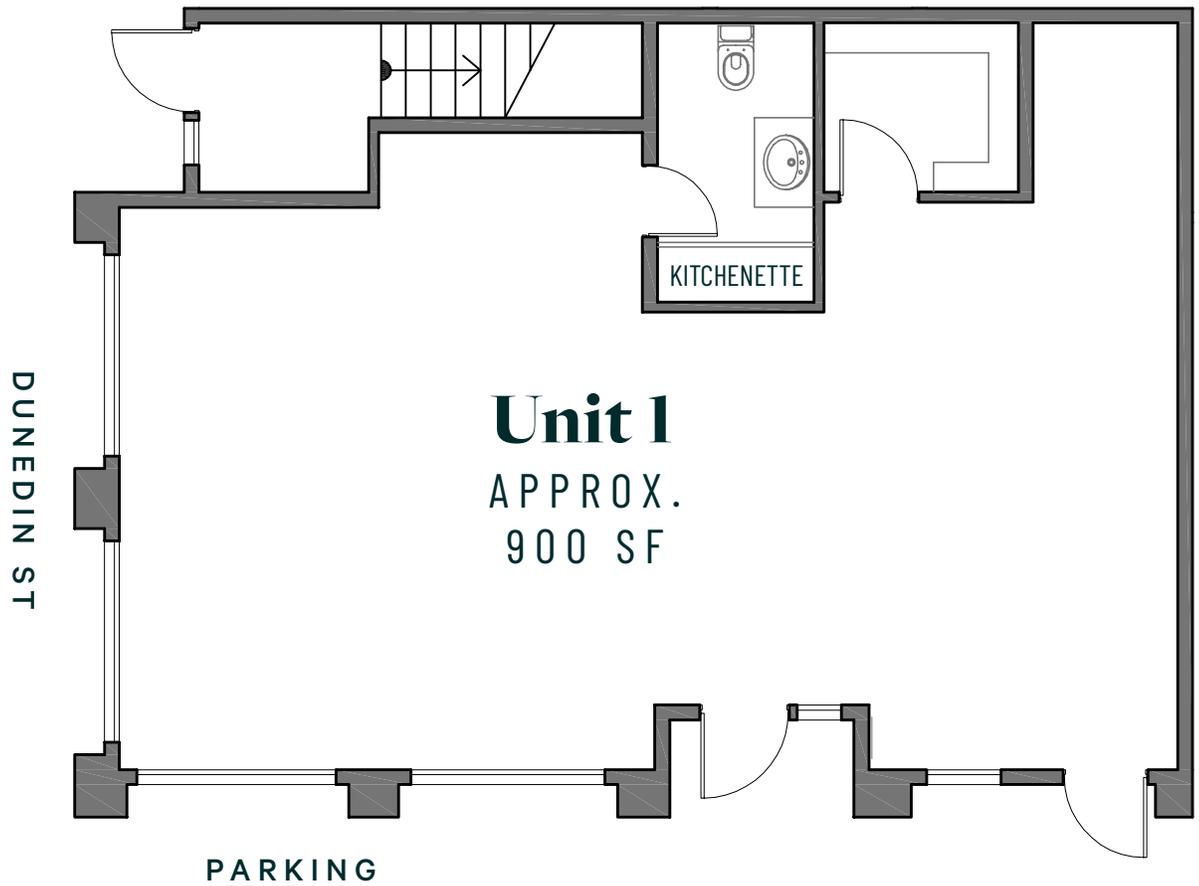
- ✓ Corner unit with great exposure
- ✓ Approximately 900 SF of open space
- ✓ Recently renovated to include a kitchenette with a dishwasher
- ✓ High ceiling heights (12' plus)
- ✓ 1 reserved parking stall, with the ability to lease more on a monthly basis
- ✓ Heat pumps providing heating and AC
- ✓ Ample plumbing
- ✓ Available furnished (as seen in photos) or empty
- ✓ Excellent proximity to Downtown Victoria, Hwy 1 & 17, local amenities

Property Details

Civic Address	Unit 1 - 415 Dunedin Street Victoria, BC
Zoning	S-8 Limited Service District
Size	900 SF (Approximate)
Availability	Immediately
Lease Rate	\$3,200/Month (Gross)



Floor Plan



Zoning

S-8 Limited Service District

Uses permitted but not limited to:

- ✓ Office
- ✓ Wholesale or Retail Sales
- ✓ Professional Services
- ✓ Bakeries
- ✓ Printing & Publishing
- ✓ Servicing & Repair of Goods
- ✓ Call Centre



For Lease



Flexible Office/Retail Space in Selkirk

EXCLUSIVE ADVISORS:

Cooper Anderson

Sales Associate

250 386 0276

cooper.anderson@cbre.com

CBRE

www.cbre.ca

www.cbrevictoria.com

GLOBAL KNOWLEDGE. LOCAL EXPERTISE.

CBRE LIMITED 110-800 YATES STREET | VICTORIA, BC V8W 1L8

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.