



# For Sale

## Office/Retail Strata Unit

**UNIT 107**

19 Dallas Road, Victoria BC

4,166 SF

**CBRE**



# \$1,500,000

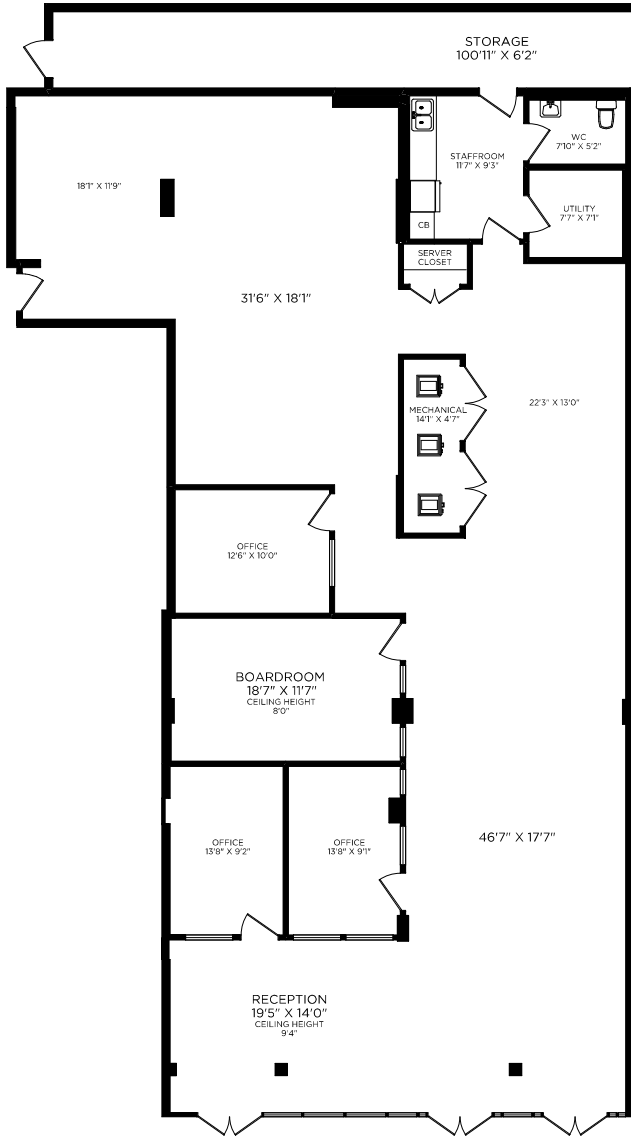
SALE PRICE

## Office/Retail Strata Unit

CBRE Limited is pleased to present the opportunity to purchase **Unit 107** at **19 Dallas Road**. This waterfront office/retail strata unit is situated on the ground floor in Shoal Point. Featuring **4,166 sq. ft.** with **inner harbour views**, it offers **plenty of open workspace**, a reception area, three private rooms/offices, one boardroom, a kitchenette, one private washroom, and ample storage space. With **flexible MS-2 zoning**, this unit is suitable for a variety of business uses. Perfect for an owner user who appreciates proximity to Downtown and the inner harbour.







# Details

<b>SIZE</b>	4,166 SF
<b>PID</b>	030-896-746
<b>STRATA FEES</b>	\$1,900/month
<b>ASSESSED VALUE</b>	\$1,586,000

## ZONING

MS-2: Huron Residential & Marine Service District

## PERMITTED USES

- ✓ Art studio
- ✓ Personal & professional services
- ✓ Marine commercial
- ✓ Restaurant
- ✓ Environmental or information technology
- ✓ Research facilities
- ✓ Live/work
- ✓ Retail
- ✓ Office
- ✓ Multiple dwellings







**ABUNDANCE OF NATURAL LIGHT**

**INNER HARBOUR VIEWS**

**WATERFRONT UNIT**

**FLEXIBLE & DEMISABLE FLOOR PLAN**

**7 PARKING STALLS  
+ ADDITIONAL SURFACE PARKING**





73

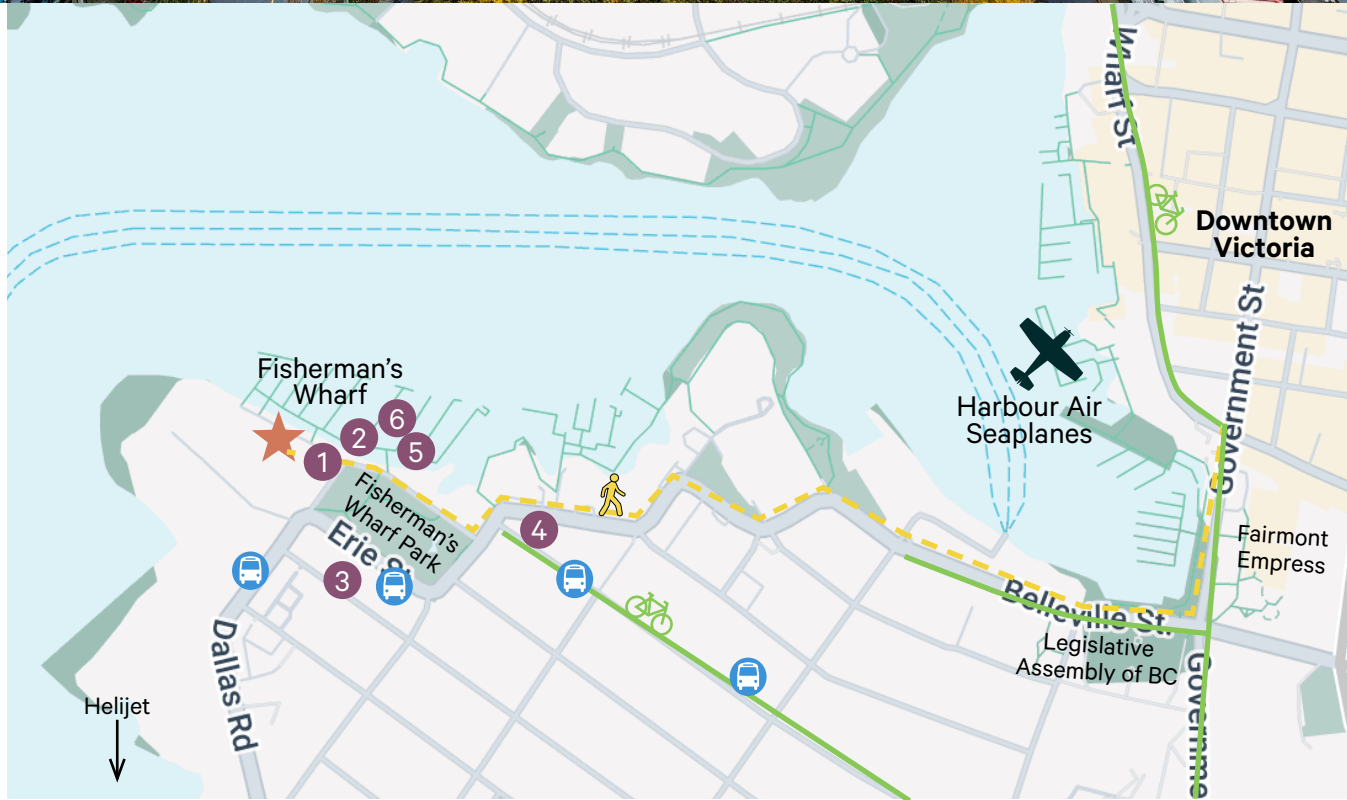
 WALKER'S PARADISE

81

 VERY BIKEABLE


71


 EXCELLENT TRANSIT




## Cafes + Restaurants

- 1 Shoal Point Coffeehouse
- 2 The Fish Store - Seafood Restaurant
- 3 Finest at Sea Seafood Market
- 4 Il Covo Trattoria
- 5 Barb's Fish & Chips
- 6 Puerto Vallarta Amigos

 **Unit 107 - 19 Dallas Road**

 Bus Stop

 Bike Lanes

 20 minute walk to Downtown



For Sale



## Office/Retail Strata Unit

### Contact Us

Jeff Lougheed  
Vice President  
jeff.lougheed@cbre.com  
250 386 0001

Andrea Teahen  
Senior Associate  
andrea.teahen@cbre.com  
250 813 3377

CBRE Limited | [www.cbrevictoria.com](http://www.cbrevictoria.com) | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000

**CBRE**

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.