

5,000 SF  
FOR SALE | INDUSTRIAL



676 ALPHA STREET | VICTORIA, BC

# FREESTANDING LIGHT INDUSTRIAL ZONED BUILDING

CENTRALLY LOCATED STEPS FROM DOUGLAS STREET

**CBRE**



## PROPERTY OVERVIEW

### 676 Alpha Street

CBRE Victoria is pleased to present an exceptional opportunity to acquire a freestanding light industrial-zoned building in the Saanich core. Located at 676 Alpha Street, this property features three units, a fully paved yard area, and additional rear storage with alley way access.

The building is a single-story steel-framed warehouse encompassing 5,000 sq. ft., divided by wood-framed interior partition walls between the units.

**\$1,875,000**

**ASKING PRICE**

# BUILDING SPECIFICATIONS

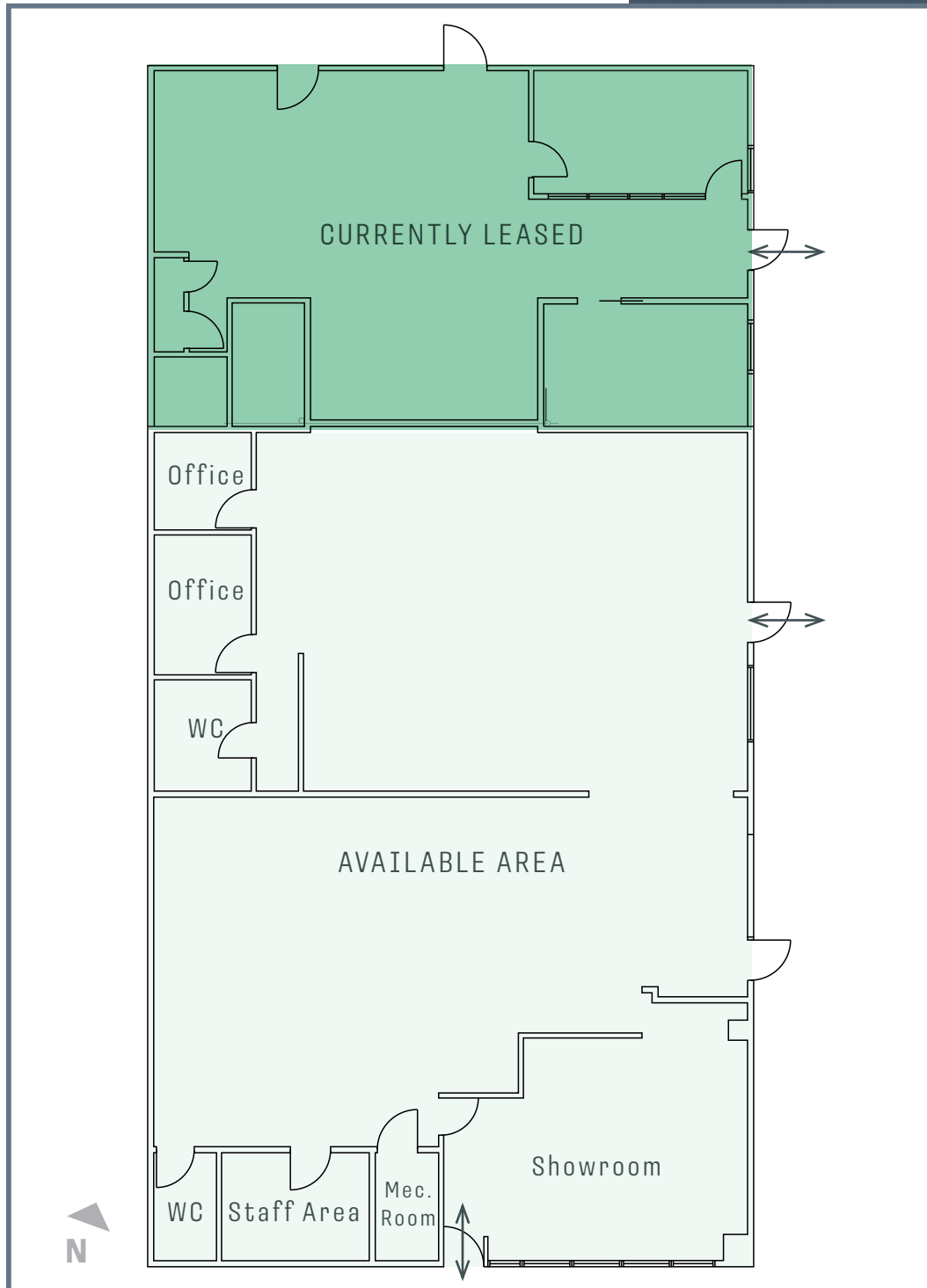
676 Alpha Street | Victoria, BC

| Spec Type   | Spec Details  |
|---|---|
| <b>Size</b>   |   |
| Unit 1  | 1,858 SF  |
| Unit 2  | 1,443 SF  |
| Unit 3  | 1,699 SF  |
| Total   | 5,000 SF  |
| <b>Site Size</b>                                      | 10,000 SF   |
| <b>PID</b>  | 003-736-032   |
| <b>Year Built</b>                                     | 1979  |
| <b>Building Structure</b>                             | Concrete  |
| <b>Power</b>  | 200-amp main panel service with sub panels in each unit   |
| <b>Heating</b>  | Unit 1 & 3 have individual furnaces (gas & electric)<br>Unit 2 has electric baseboard heaters                               |
| <b>Zoning</b>   | M-2: Light Industrial District  |
| <b>Permitted Uses Include, but are not limited to</b> | Bakery<br>Carpet cleaning<br>Drycleaners<br>Light industrial<br>Restaurant<br>Veterinary hospital<br>Warehouse<br>Wholesale |



# FLOOR PLAN

676 ALPHA STREET

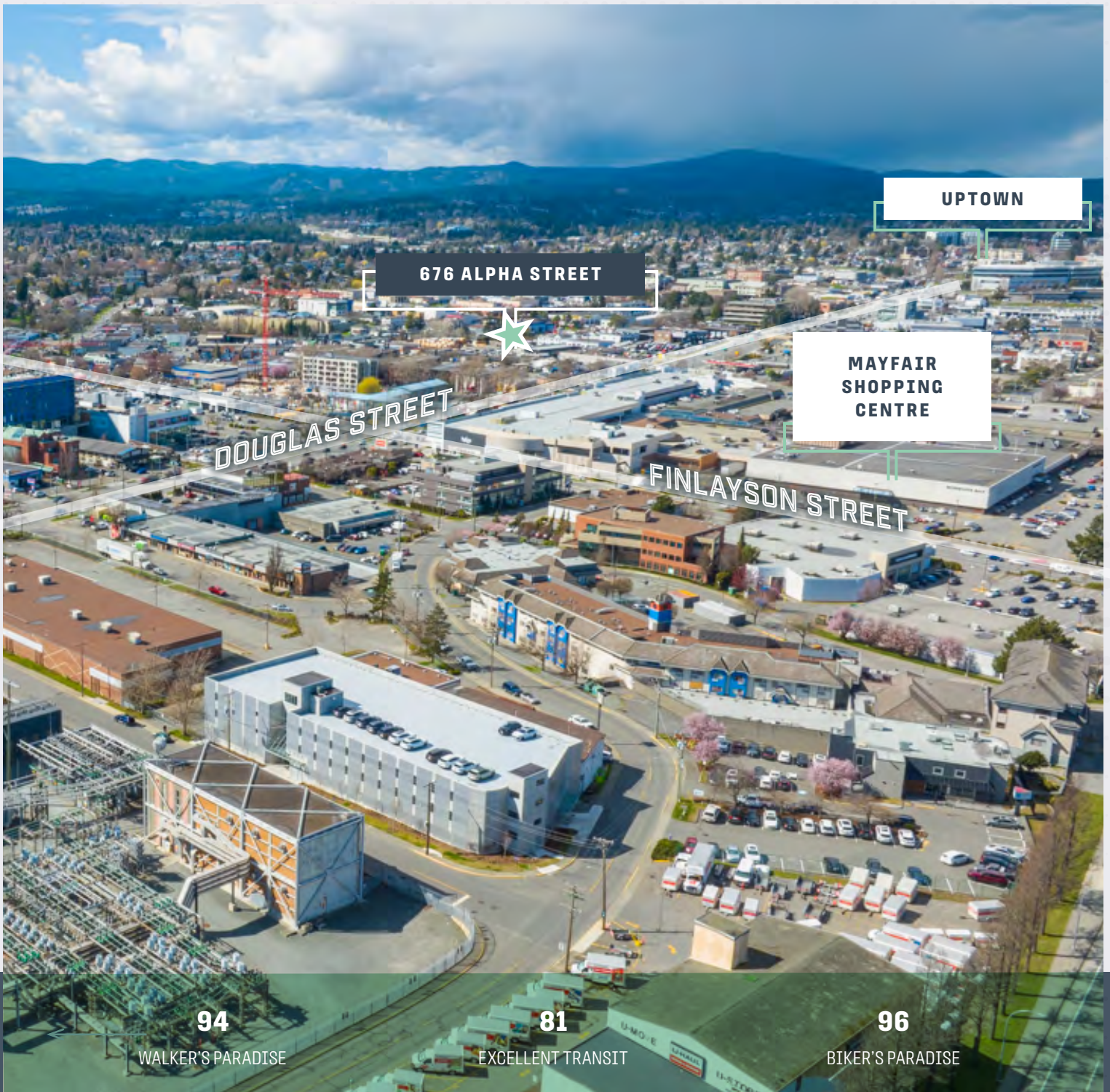


## UNIT 3 1,699 SF

- Currently leased
- Reception Area
- 1 Office
- 1 Washroom
- Utility room

## AVAILABLE AREA 3,301 SF

- Reception/retail area
- 2 Offices
- 2 Washrooms
- Staff area
- Mechanical room



676 ALPHA STREET

UPTOWN

MAYFAIR SHOPPING CENTRE

DOUGLAS STREET

FINLAYSON STREET

94

WALKER'S PARADISE

81

EXCELLENT TRANSIT

96

BIKER'S PARADISE

H I C H L I C H T S



**30 Minutes**

to BC Ferries Swartz Bay Terminal



**8 Minutes**

to Downtown Victoria



**25 Minutes**

to Victoria International Airport (YYJ)



**20 Minutes**

to Langford, British Columbia



St. John Ambulance

CASH MONEY

JC PHARMACY





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# **FREESTANDING LIGHT INDUSTRIAL ZONED BUILDING**

**CENTRALLY LOCATED STEPS FROM DOUGLAS STREET**

## **LISTING AGENT**

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**CBRE**

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