For Sale

OWNER-OCCUPIER OPPORTUNITY

COMMERCIAL BUILDING & LAND

915 ESQUIMALT RD | ESQUIMALT, BC

PRICE REDUCED!

CBRE

The Offering

CBRE Limited is pleased to present for sale 915 Esquimalt Road in Esquimalt, BC. This 3,164 SF standalone commercial building is exceptionally well located, steps from the intersection of Esquimalt Road and Head Street. The modern interior is currently configured with 4 private offices, a large meeting room, additional meeting room, full kitchen, 2 washrooms, and reception area. The under building parking offers 11 secured stalls, and an additional 4 open stalls. Over 700 SF of patio and deck area provide significant outdoor space, with the rear deck offering ocean views. This popular and rapidly densifying neighbourhood is only a short drive to the downtown core. The property sits directly on the transit line with excellent proximity to a wide range of amenities on Esquimalt Road. Vacant possession allows purchasers the ability to move in right away.

SALIENT DETAILS

Address:	915 Esquimalt Rd | Esquimalt, BC
PID:	004-691-041
Building Size:	Main: 2,721 SF
	Lower Storage: 443 SF
	Total: 3,164 SF
Land Size:	6,000 SF
Zoning:	C2 - General Commercial
Roof:	Torch-On Membrane
Heat:	2 HVAC Units
Electrical:	400 Amp main
Parking:	15 Stalls (11 Secured)
Property Taxes:	$17,714.24 (2024)

Highlights

- 3,164 SF standalone commercial building
- Under building secured parking
- Over 700 SF of additional deck and patio area
- 4 private offices, reception, full kitchen area, large meeting room and additional boardroom
- Lower storage rooms
- 2 washrooms
- Swipe/FOB security entry
- Ocean views from large rear deck area
- Located directly on transit, all amenities are within walking distance

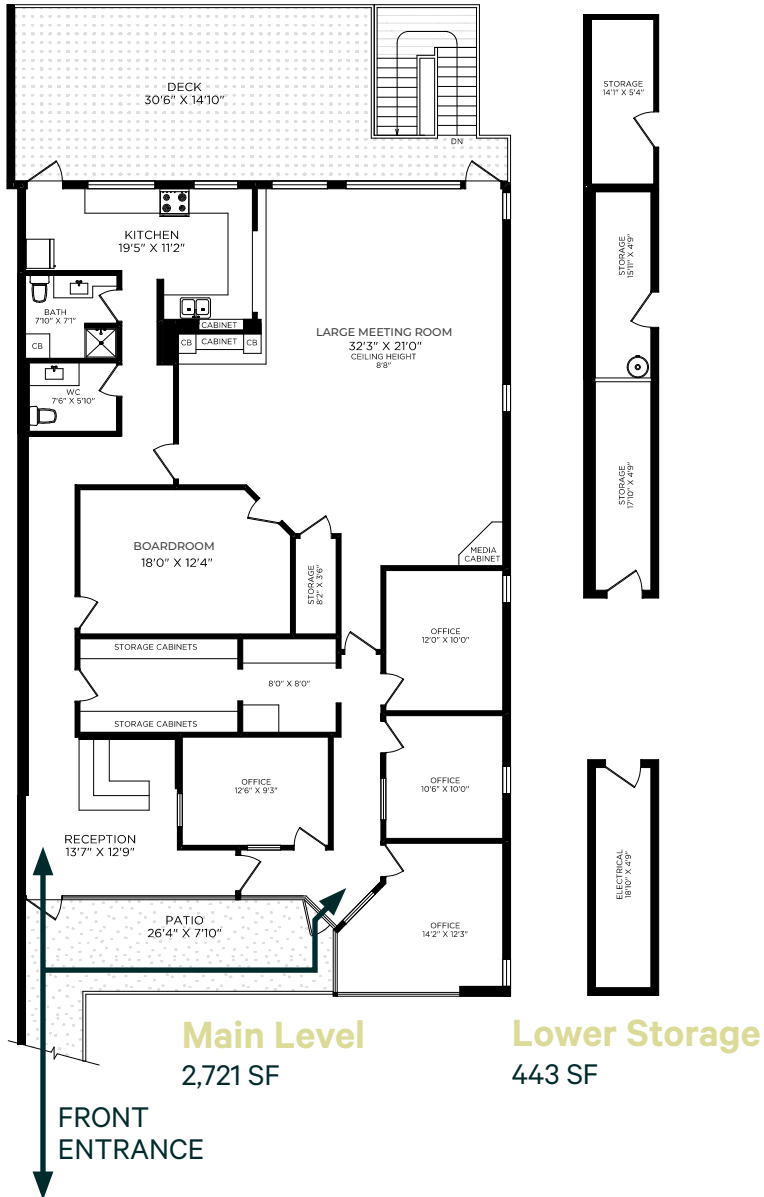**Reduced Price:** ~~$1,900,000~~ $1,800,000

RECEPTION

LARGE MEETING ROOM

Floor Plans

DECK
30'6" X 14'10"

KITCHEN
19'5" X 11'2"

BATH
7'10" X 7'1"

CB

CABINET
CB CABINET CB

WC
7'6" X 5'10"

LARGE MEETING ROOM
32'3" X 21'0"
CEILING HEIGHT
8'9"

BOARDROOM
18'0" X 12'4"

STORAGE
8'2" X 9'6"

STORAGE CABINETS

8'0" X 8'0"

STORAGE CABINETS

OFFICE
12'0" X 10'0"

MEDIA CABINET

OFFICE
12'6" X 9'3"

OFFICE
10'6" X 10'0"

RECEPTION
13'7" X 12'9"

PATIO
26'4" X 7'10"

OFFICE
14'2" X 12'3"

STORAGE
14'1" X 5'4"

STORAGE
15'11" X 4'9"

STORAGE
7'10" X 4'9"

ELECTRICAL
18'0" X 4'9"

Main Level
2,721 SF

Lower Storage
443 SF

FRONT
ENTRANCE

Zoning & OCP

C2 - General Commercial

Permitted uses include, but are not limited to:

- Art Gallery
- Arts and Craft Studios
- Arts and Wellness Teaching Centre
- Business and Professional Office
- Catering Service
- Charitable Organization Office
- Club House
- Commercial Instruction and Education
- Convenience Store
- Counselling Services
- Drive-in Restaurant
- Educational Institution
- Entertainment
- Fitness Centre
- Group Children's Day Care Centre
- Home Occupation
- Laboratory and Clinic
- Mixed commercial/residential
- Personal Service Establishment
- Printing and Publishing
- Research Establishment
- Restaurant
- Retail Store
- Veterinary Clinic, Veterinary Services
- Video Store

OCP Designation: Neighbourhood Commercial Mixed-Use

Urban Place Designation: Secondary Commercial
Density: Up to 6 storeys and 2.0 FAR

PRIVATE OFFICE

BOARDROOM

For Sale

HEAD ST

ESQUIMALT RD

Reduced Price: ~~$1,900,000~~ $1,800,000

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CBRE

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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