

FOR SALE

Harbourfront Marine Commercial Strata Units



2270
HARBOUR RD
SIDNEY, BC

- 4 harbourfront flex-commercial strata units ranging from 861-1,712 SF
- Located in Tsehum Harbour (next to Van Isle Marina) providing rare proximity to a number of BC's finest yachting centres
- Units offer access to operating marina attached to property
- Zoning allows for a wide range of office, retail & marine related uses
- On-site customer & staff parking available
- Convenient access to Hwy 17, BC Ferries Swartz Bay Terminal & Victoria International Airport

CBRE

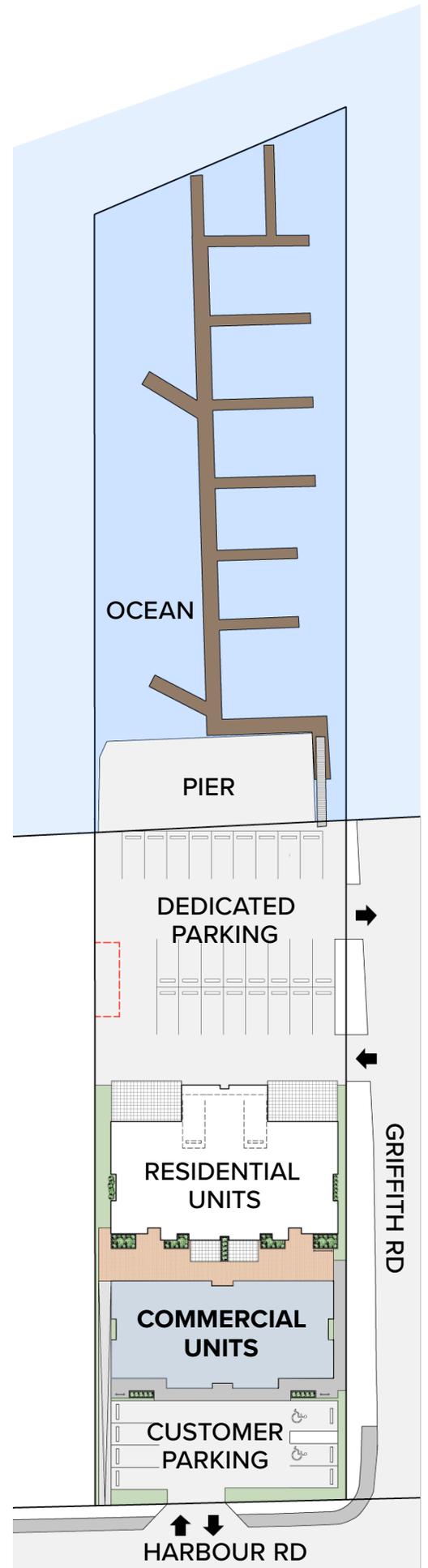
INVESTMENT PROPERTIES GROUP
VICTORIA

THE OPPORTUNITY

CBRE Victoria's Investment Properties Group is pleased to present the opportunity to purchase flex commercial marine strata units in Sidney, BC. Formerly home to the Blue Peter Pub and located in Tsehum Harbour next to Van Isle Marina, the property provides rare proximity to a number of BC's finest yachting centres. The units offer harbour views, on-site parking, and convenient access to the operating marina attached to the property. The W-1 Marine Industrial zoning allows for a wide range of marine related uses.

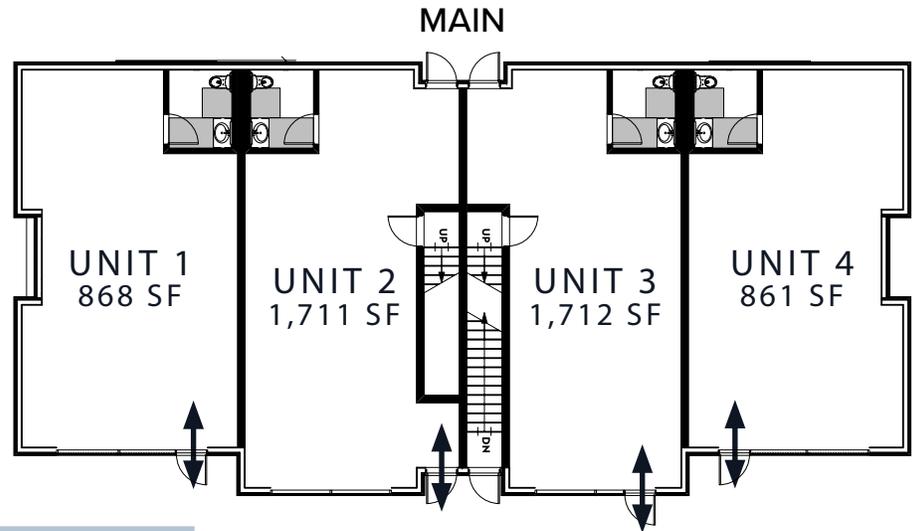
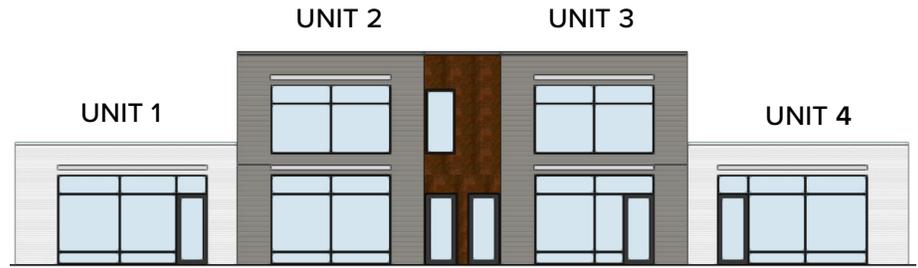
DEVELOPMENT DETAILS

Civic Address	2270 Harbour Rd, Sidney V8L2P6
Availabilities	4 Flex Commercial Units
Completion	Summer 2024
Zoning	W-1 Marine Industrial
Uses Permitted (But Not Limited To)	Artist Studio Brew Pub Class 1/2 Restaurant Marine Education Facility Marine Sales, Repair, or Maintenance Marine Dry Storage Marine Fuel Storage Marine Rental/Charter Office (Excluding Medical/Dental) Marine Retail Marine Warehousing Loading/Unloading Marine Cargo



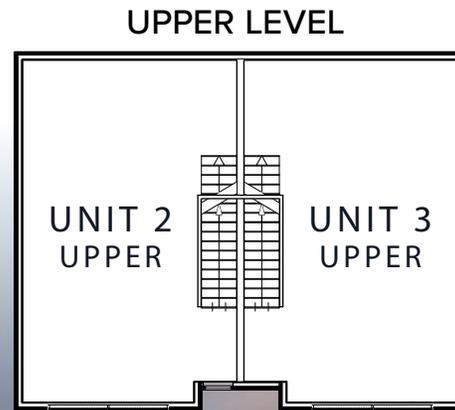
UNIT DETAILS

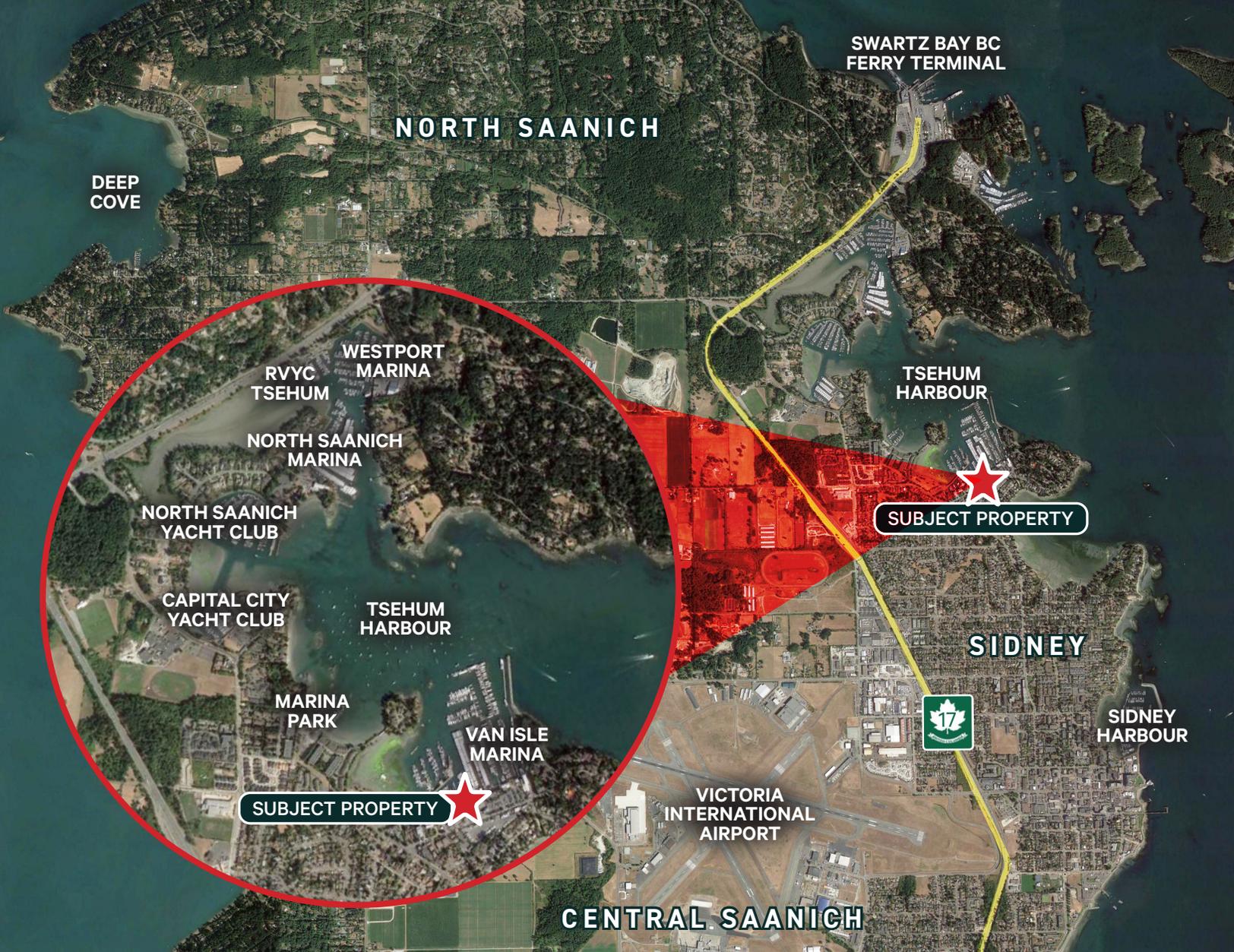
Unit Type: Flex Commercial
 Size: 861 - 1,712 SF
 Construction: Wood Frame
 Ceilings: 10'
 Heating: HVAC
 Electrical: 200 Amp Phase 2
 Zoning: W-1 Marine Industrial
 Parking: 34 Surface Stalls



PRICING

Unit#	Flrs	Size	Price	Parking
Unit 1	1	868 SF	\$549,900 ^{+GST}	2 Stalls
Unit 2	2	1,711 SF	\$1,100,000 ^{+GST}	3 Stalls
Unit 3	2	1,712 SF	\$1,100,000 ^{+GST}	3 Stalls
Unit 4	1	861 SF	\$549,900 ^{+GST}	2 Stalls





The picturesque town of **Sidney by the Sea** is situated on the southern tip of Vancouver Island. The community is located along the shores of the Salish Sea on the Saanich Peninsula, amidst the Gulf Islands with Mount Baker standing in the distance. The mainly flat, walkable community is 5.10 square kilometers and the moderate climate makes it a year-round tourist destination. Sidney's waterfront location allows for many other water-related activities such as boating, sailing, kayaking, diving and fishing.

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