

FOR SALE

± 9,000 SF FREESTANDING FLEX-COMMERCIAL BUILDING ON 1 ACRE

OWNER/OCCUPIER OPPORTUNITY WITH SHORT-TERM HOLDING INCOME

760 Enterprise Crescent | Saanich, BC



THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase 760 Enterprise Crescent, a 9,000 SF freestanding industrial building on just shy of an acre of land, in Saanich, BC. Located in the north end of the highly desirable Royal Oak Industrial Park, the Property benefits from exceptional visibility and vehicular access to Highway 17, dock and grade level loading, and 30+ surface parking stalls. Current flexible tenancy allows for the opportunity to occupy immediately, or benefit from significant holding income.

Price: \$5,500,000

HIGHLIGHTS

- + 42,107 SF of land with \pm 9,000 SF freestanding industrial building
- + Grade (12') and dock (10') level loading | 30+ on-site parking stalls
- + Exceptional visibility and vehicular access to Highway 1 and Highway 17
- + Strategic location in Royal Oak's industrial zone allows for easy servicing of Greater Victoria
- + Opportunity to occupy immediately or benefit from significant holding income from existing lease
- + Large land size and low site coverage allows for opportunity to intensify or redevelop the property
- + Received successful 3rd reading as part of an expansive 10-storey mixed-use development (3.0x FSR)
- + Property benefits from extensive public transit, cycling, parks, and vehicle infrastructure

DETAILS

Address:

760 Enterprise Crescent | Saanich, BC

PID:

000-232-289

Legal Description:

LOT 2, SECTION 8B, LAKE DISTRICT, PLAN 33271

Land Size:

42,107 SF | 0.97 Acres

Building Size:

+/- 9,000 SF

Ceiling Heights:

14 Feet

Loading:

1 Dock Level (10') | 1 Grade Level (12')

Power:

400 Amp

Heating/Cooling:

Full HVAC Throughout

Parking:

30+ Surface Parking Stalls

Zoning:

M-3 Industrial Park Zone

OCP:

Neighbourhood

Property Taxes:

\$87,112 (2025)





OPEN OFFICE SPACE



WAREHOUSE SPACE

LAND USE CONTROLS



Zoning:

Designation:

M-3 Industrial Zone

Permitted Uses: (Including, but not limited to)

- Warehousing
- Retail Sales
- Office
- Industry
- Research
- Veterinary



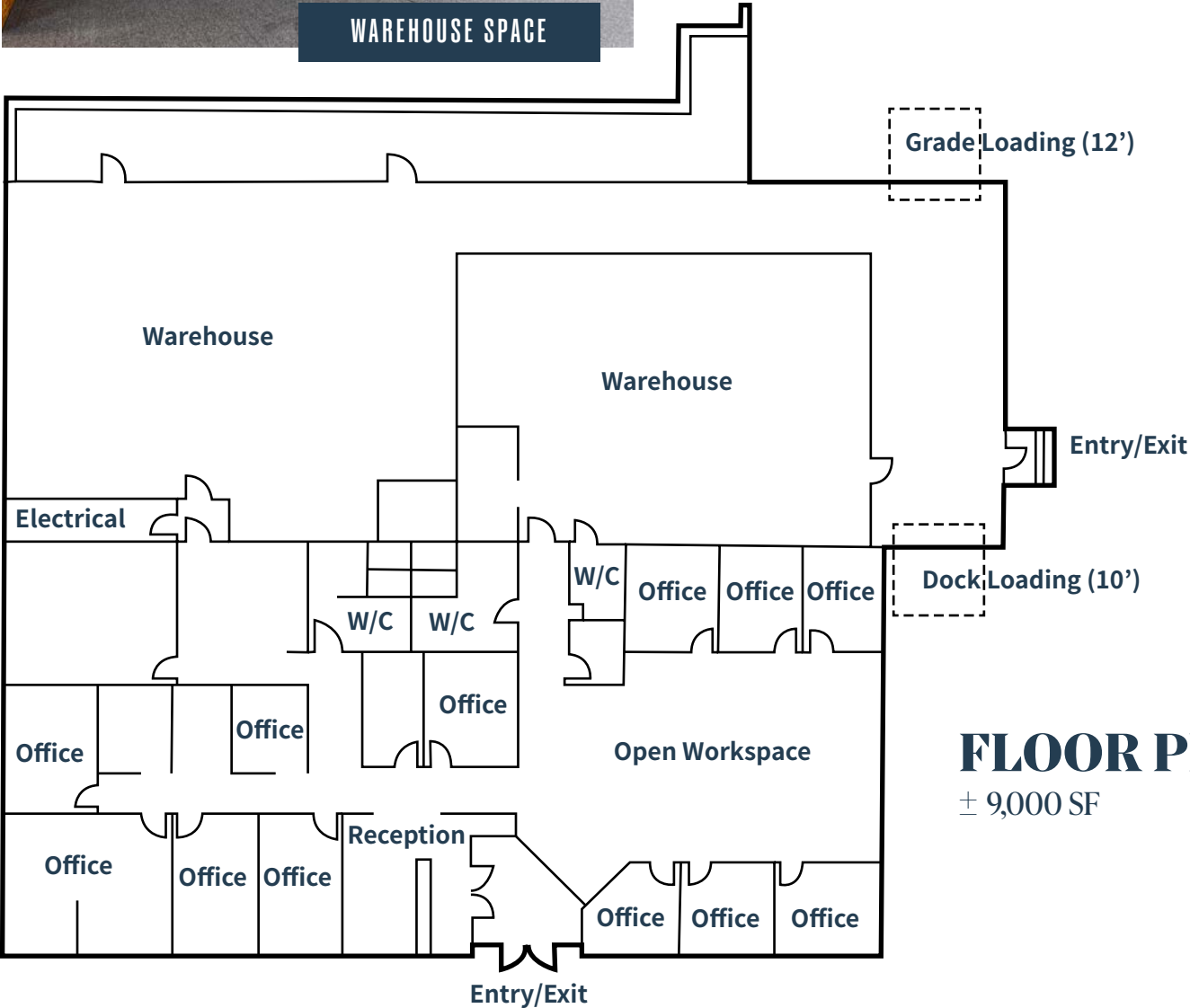
OCP:

Designation:

Neighbourhood

Supported Uses:

- Residential
- Mixed-Use
- Institutional
- Commercial
- Recreation



FLOOR PLAN

± 9,000 SF

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DRIVE TIMES

DOWNTOWN VICTORIA
14 MINS

VICTORIA INTL. AIRPORT
18 MINS

SWARTZ BAY FERRY
22 MINS

ROYAL OAK SHOPPING CENTRE

- Country Grocer
- McDonalds
- Tim Hortons
- Liquor Plus

BROADMEAD VILLAGE

- Thrifty Foods
- BC Liquor
- Starbucks
- Canadian Tire



Price: \$5,500,000

EXCLUSIVE ADVISORS:

Chris Rust

Personal Real Estate Corporation
Senior Vice President
250 386 0005
chris.rust@cbre.com

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
250 386 0004
ross.marshall@cbre.com

CBRE

INVESTMENT PROPERTIES GROUP
V I C T O R I A

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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

www.cbre.ca
www.cbrevictoria.com

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