

# For Sale

## OWNER-OCCUPIER / DEVELOPMENT OPPORTUNITY WITH HOLDING INCOME COMMERCIAL BUILDING & LAND

4520 WEST SAANICH RD | SAANICH, BC

**PRICE REDUCED**

**CBRE**

ROYAL OAK SHOPPING CENTRE



# The Offering

CBRE Limited is pleased to present for sale 4520 West Saanich Road in Saanich, BC. This 3,329 SF standalone commercial building is exceptionally well located, steps from the Royal Oak Shopping Centre. The modern interior is currently configured with two floors of office space, both occupied with flexible tenancies. There are 18 paved surface parking stalls on site. The Property is designated as a Transit Oriented Area in the 400m ring, and a primary growth area in the Saanich OCP providing significant development potential. There is the potential to purchase with vacant possession for owner/occupiers, or maintain the tenancies to provide holding income.

## SALIENT DETAILS

<b>Address:</b>	4520 W. Saanich Road   Saanich, BC
<b>Legal Desc.</b>	Lot 1, Section 9, Lake District, Plan 2803,
<b>PID:</b>	006-398-928
<b>Building Size:</b>	Main: 1,909 SF Upper: 1,265 SF Lower Storage: 155 SF Total: 3,329 SF
<b>Land Size:</b>	9,450 SF
<b>Roof:</b>	Asphalt Shingle
<b>Heat:</b>	Forced Air - Oil Fired Furnace
<b>Parking:</b>	18 Surface Parking Stalls
<b>Zoning:</b>	C2 - General Commercial
<b>OCP:</b>	<ul style="list-style-type: none"><li>• Primary Growth Area</li><li>• 400m Transit Oriented Site</li></ul>
<b>Property Taxes:</b>	\$23,475 (2025)

## Highlights

- 3,329 SF 2 storey office building
- 9,450 SF of land
- Modern finishings
- Main level has 5 private offices, reception, break room / kitchenette, and large meeting room
- Upper level has 5 private offices, printing area and a reception
- Lower storage rooms
- 18 paved surface parking stalls
- Prominent signage opportunities
- Flexible C2 zoning
- TOA 400m site, primary growth area in OCP
- Current tenancies are flexible providing purchasers the opportunity to occupy

PRICE: ~~\$2,200,000~~

\$1,899,000

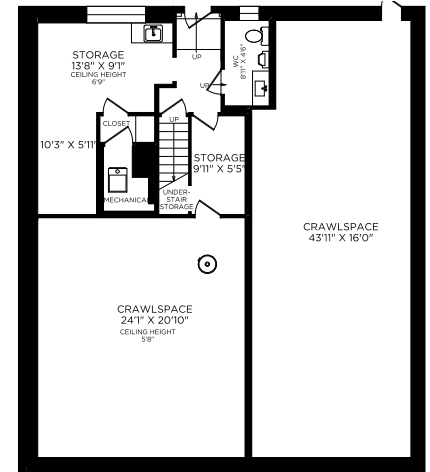
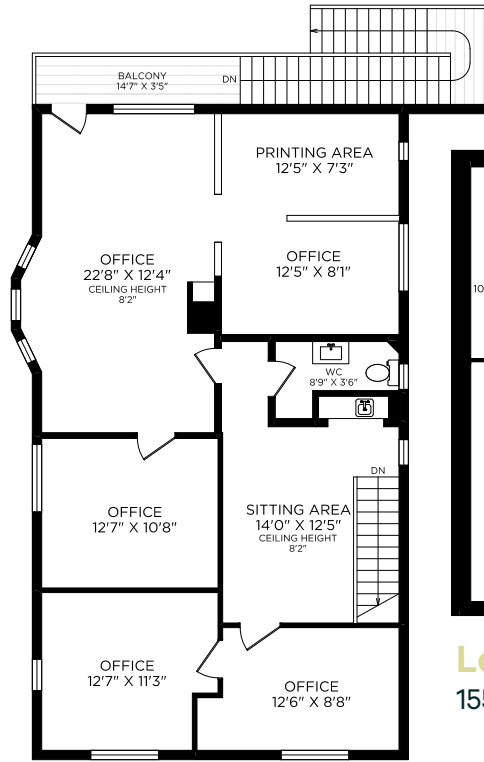
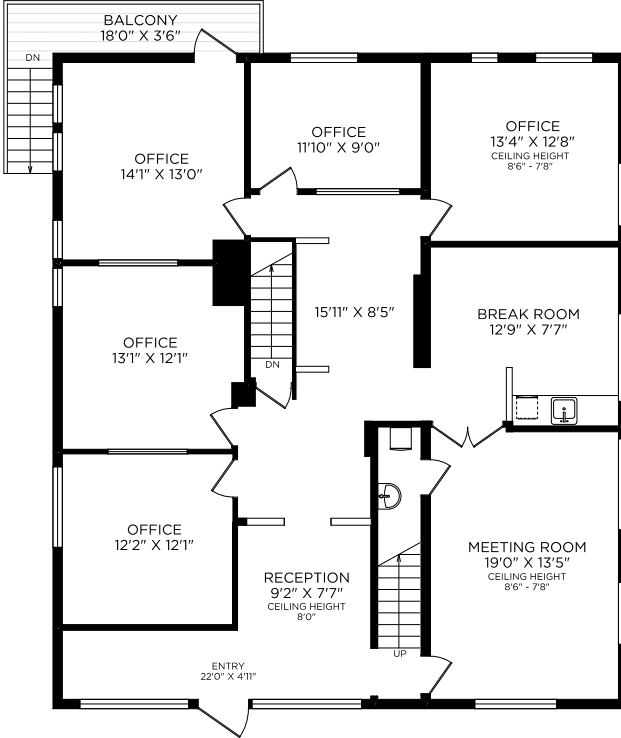


RECEPTION



BOARDROOM

# Floor Plans



# Zoning + OCP

**Municipality:** Saanich (Royal Oak)  
**Current Zoning:** C2 General Commercial  
**Permitted Uses:** (Including, but not limited to)

- Retail Sales
- Wholesaling
- Medical Services
- Personal Service
- Office
- Restaurant
- Assembly
- Apartment
- Daycare

**OCP Designation:** Primary Growth Area | Royal Oak Centre  
**OCP Density:** Up to 12 Storeys (No FAR Provided)  
**Provincial TOA:** Yes - Royal Oak Exchange (400m)  
**TOA Density:** 2.5:1 FAR | 6 Storeys (Minimum)\*

\*While Provincial TOA density provisions are described as minimums, initial conversations with the Municipality point to their willingness to entertain development at density levels below the described threshold.



### SAANICH COMMONWEALTH PLACE

- Swimming
- Recreation
- Fitness

### ROYAL OAK MIDDLE SCHOOL

### ROYAL OAK SHOPPING CENTRE

- Country Grocer
- Bosley's
- Tim Hortons
- Cobs Bread
- Saanich Physio
- Much More...

### SUBJECT PROPERTY

### BROADMEAD SHOPPING CENTRE

- BC Liquor
- Canadian Tire
- Thrifty Foods
- Pets West
- Pharmasave
- Much More...

DOWNTOWN VICTORIA  
15 MIN DRIVE

PRICE: ~~\$2,200,000~~

**\$1,899,000**

# OWNER-OCCUPIER / DEVELOPMENT OPPORTUNITY WITH HOLDING INCOME

## 4520 WEST SAANICH ROAD | SAANICH, BC

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### SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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