

FOR SALE

565
DAVID STREET

EXCEPTIONAL FREESTANDING WAREHOUSE/SHOWROOM

ROCK BAY | VICTORIA

CBRE



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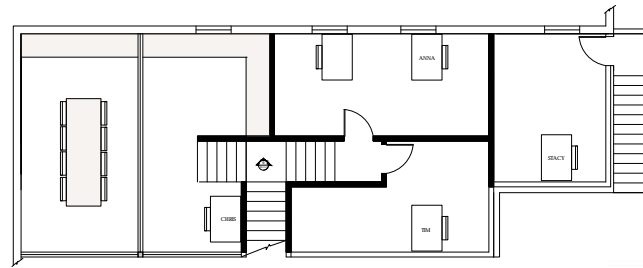
Built to Exceptional Standards

The showroom/warehouse at 565 David Street has been meticulously crafted with attention to detail that is truly above and beyond expectation. The 6,640 SF freestanding building features 5,800 SF of main floor space with 15 ft ceilings and 840 SF of mezzanine space that features a luxury boardroom and four private offices. The building is quality concrete block construction, and comes complete with two 12' x 12' electric overhead drive-in loading doors and automatic security shutters for all doors and windows. Located in Victoria's most convenient industrial area, Rock Bay, it is easily accessible for clients across Greater Victoria and provides excellent vehicular access to both Highway 1 and 17.

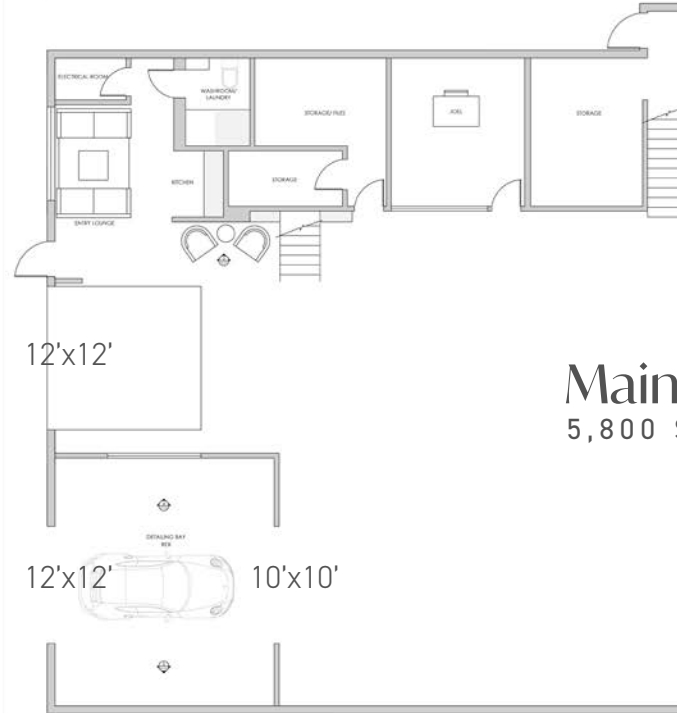
The Details

Civic Address: 565 David Street | Victoria, BC
PID: 009-328-131
Legal Description: LOT 23, BLOCK Q, PLAN VIP33A, SECTION 4, VICTORIA DISTRICT
Building Size: 5,800 SF Main Level
840 SF Mezzanine
6,640 SF Total
Land Size: 7,200 SF
Year Built: 1969 (Fully Renovated in 2015)
Construction: Concrete Block
Ceiling Height: 15 Feet
Roof: Torch-On Membrane
Heating: Full HVAC + Electric Baseboard
Electrical: 400 amp
Flooring: Polished Concrete / Tile
Loading: Two 12' x 12' Glass Overhead Doors
Zoning: M-2 Light Industrial District
Property Taxes: \$82,432 (2024)

Price: \$3,500,000



Mezzanine
840 SF



Main Floor
5,800 SF





Highlights

- 6,640 SF of total building area
- Exceptionally well-finished showroom
- Reception, boardroom & four private offices
- Over \$350,000 spent on improvements in 2015
- Freestanding Rock Bay industrial property
- Flexible M-2 zoning allows for a multitude of uses
- Prominent signage and branding opportunity
- Central location, convenient vehicular access



Custom Specs

Reception

- Reception / lounge area just inside entry
- Built-in capuccino machine / dishwasher / fridge / sink
- Wired-in wall-mounted TV
- Potlights throughout
- Modern washroom with laundry

Offices

- 4 offices located on upper mezzanine plus 2 on main level
- Boardroom with wet bar
- Dishwasher / fridge / sink / microwave
- Built-in filing cabinets
- Built-in Zoom TV
- Full HVAC in offices
- Server room

Warehouse/Showroom

- Polished concrete floor / high-quality tile
- Two automatic overhead clear glass loading doors (12'x12')
- Automatic security shutters for all exterior doors & windows
- 2 gas heaters - one in each end of the warehouse
- High-intensity lighting
- Built-in custom shelving

Complete car detailing shop:

- Compressed air
- Floor drain
- Overhead radiant gas heat
- 10'x10' interior overhead door

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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

Cooper Anderson

Sales Associate
250 386 0276
cooper.anderson@cbre.com

PRICE: \$3,500,000

CBRE

www.cbre.ca
www.cbrevictoria.com

CBRE Limited | 110-800 Yates Street, Victoria, BC V8W 1L8 | 250 386 0000

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