

525

Gorge Road

Victoria, BC



FOR SUBLEASE

18,781 SF HIGH-EXPOSURE AUTO SALES FACILITY ON 1.28 ACRES
With Additional Fenced Overflow Parking Lot & Exceptional Proximity to Downtown

The Offering

A Fully-Equipped High-Exposure Auto Dealership Facility

CBRE Limited is pleased to offer the opportunity to sublease 525 & 617 Gorge Road E in Victoria, BC. Victoria Hyundai is moving to their new home in Langford, BC, leaving their existing facility available for sublease. The full-service high-exposure auto facility at 525 Gorge Road E offers 18,781 SF of building area, divided into showrooms, a service and parts area, and numerous private offices and work areas. The exterior is fully paved, with over 40,000 SF of surface area and a fenced rear lot.

617 Gorge Road E is an additional 14,882 SF fenced lot offering overflow parking for the dealership, located one block from the facility. Located within walking distance of the downtown core, users will benefit from the corner lot visibility, high traffic, and comprehensive space. Each Property is available for sublease, with the potential to negotiate a head lease.

Highlights

- + 18,781 SF of building area on a combined 55,571 SF of land
- + 2 showrooms / parts & service area / 14 private offices / storage
- + Extensive glazing & ample natural light in the main showroom
- + 10 car lifts ranging between 10-12k lb capacity
- + Concrete block / steel frame construction
- + Renovated to dealership standards
- + 40,000+ SF of paved area at 525 Gorge Road
- + Additional 14,882 SF fenced overflow lot at 617 Gorge Road
- + High visibility corner lot with significant traffic counts
- + Dual frontage on Gorge Road and Bridge Street
- + Minutes from the downtown core and Douglas St / Hwy 1
- + Potential to negotiate a longer term head lease

Property Details

Addresses:	525 & 617 Gorge Road E Victoria, BC
Building Size: (525 Gorge Rd.)	Ground Floor (Via Bridge St): 9,156 SF Main Floor (Via Gorge Rd): 6,535 SF Upper Mezzanine: 2,509 SF Lower Storage: 581 SF
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	Total: 18,781 SF
Land Size:	525 Gorge Road: 40,689 SF 617 Gorge Road: 14,882 SF
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	Total: 55,571 SF
Zoning:	M-2 Light Industrial
Availability:	CONTACT AGENTS
Lease Rate:	CONTACT AGENTS



Parcels

- ① 525 Gorge Road E: 40,689 SF
- ② 617 Gorge Road E: 14,882 SF





525 Gorge Road | Facility Overview

Construction:	Concrete Block & Steel Frame
Year Built:	Built and/or Fully Renovated in 2006
Roof:	Steel Decking & Trusses / Tar & Gravel Cover / Rooftop Parking
Power:	800 Amp Three-Phase
Heating:	Rooftop HVAC in Showroom/Office, Radiant OH in Service Area
Fire:	Fully Sprinklered
Outdoor Surface:	Fully Paved (Approx. 40,000 SF)
Parking:	4 Separate Parking Areas with Space for 100+ Vehicles (+ additional lot parking available at 617 Gorge Road)
Fencing:	Approx. 250 Linear Feet of Chain Link





Upper Showroom Details

- Ceilings:** 17'2" Showroom
- Heating:** Rooftop HVAC
- Flooring:** Ceramic Tile / Linoleum / Carpet
- Main Floor:** 6,535 SF
- Open Showroom
 - 7 Private Offices
 - 2 Washrooms
 - Storage
 - Laundry
- Mezzanine:** 2,509 SF
- 3 Private Offices
 - 2 Washrooms
 - Server Room
 - Storage





Service/Parts Area Details

- Clear Height:** 15'10" - 17'3" in Service Station
- Power:** 800 Amp Three-Phase
- HVAC:** Radiant Overhead Heating in Service Area
- Flooring:** Concrete
- Loading:** 10'x10' Grade Level Drive-In Door
- Lifts:** 10 Lifts (10-12,000 lbs Capacity)
- Venting:** Full Auto Exhaust System
- Ground Floor:** 9,156 SF
 - 4,700+ SF Service Area
 - Open Reception / Service Desk
 - 4 Private Offices
 - 4 Washrooms
 - Storage



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Gorge Road

Victoria, BC

Downtown Victoria

617 Gorge Rd E

525 Gorge Rd E

FOR SUBLEASE

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