

FOR SALE

INDUSTRIAL OWNER-OCCUPIER & INVESTMENT OPPORTUNITIES

LOCATED IN THE ESQUIMALT INDUSTRIAL PARK

UNITS 1, 2, 3 & 5 | 798 FAIRVIEW ROAD | ESQUIMALT, BC



The Offering

CBRE Victoria is pleased to present four industrial strata opportunities at 798 Fairview Road in Esquimalt, BC. Units 1, 2, and 3 are owner-occupier opportunities that can be purchased separately or together. The contiguous units offer up to 4,669 SF of space with the opportunity to connect the units by removing the drywall. Unit 5 is an investment opportunity with a strong national covenant on a 5-year NNN lease that extends to July 31st, 2029. 798 Fairview is centrally located in the desirable Esquimalt Business Park, offering convenient servicing to all of Greater Victoria.

Property Highlights

- + Three industrial owner-occupier units & one industrial investment opportunity available
- + Opportunity to own & control up to 4 of the 6 strata units in the complex
- + Well managed strata (Brown Bros.)
- + Centrally located in the desirable Esquimalt Industrial Park
- + Convenient servicing to all of Greater Victoria
- + Comprehensive I-1 zoning allows for a multitude of uses

Details	Unit 1	Unit 2	Unit 3	Unit 5
PID:	000-751-685	000-751-693	000-665-100	000-751-715
Unit Size:	1,696 SF	1,267 SF	1,706 SF	1,558 SF*
Zoning:	I-1 Light Industrial	I-1 Light Industrial	I-1 Light Industrial	I-1 Light Industrial
Tenancy:	Vacant	Vacant	Vacant	Term Until July 2029 (+ One 5-Year Renewal Option)
Tenant:	-	-	-	Innovative Hearth Products
Clear Heights:	12'	12'	12'	16'
Loading:	New Glass Man Door	1 O/H 10'x10' Door	1 O/H 10'x10' Door	1 Dock Level Door
Electrical:	200 Amp 3-Phase	200 Amp 3-Phase	200 Amp 3-Phase	200 Amp 3-Phase
Heating:	Elec. OH + Baseboard	Electric OH	Gas OH Distributed	-
Parking:	2 Parking Stalls	2 Parking Stalls	2 Parking Stalls	2 Parking Stalls
Strata Fees:	\$370 / Month	\$370 / Month	\$370 / Month	\$370 / Month
Property Taxes:	\$8,215 (2025)	\$6,274 (2025)	\$8,511 (2025)	\$7,963 (2025)
Price:	\$850,000	\$575,000	\$750,000	\$800,000
CAP Rate:	-	-	-	5.25%
Notes:	Units 1, 2, and 3 share a 489 SF common area (not included in SF). The units are contiguous and can be combined into one space.			Long term national tenant. Contact agents for lease details.
Total Size:	4,669 SF (Units 1, 2 and 3) + 489 SF Common Area			
Total Price:	\$2,175,000 (Units 1, 2 and 3)			

*as per lease agreement, buyer to confirm

I1 Light Industrial Zone

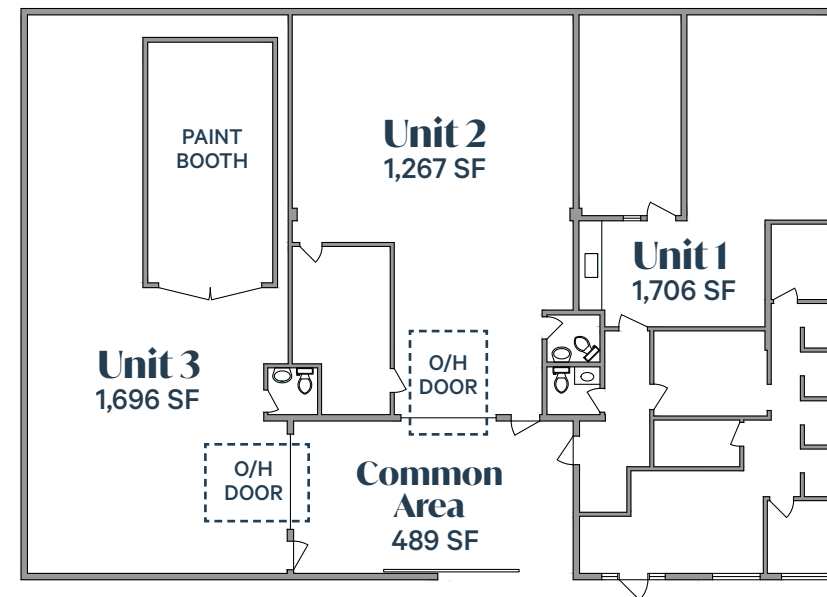
Uses permitted, but not limited to:

- Arts and film studio
- Auction
- Auto servicing / body shop
- Beverage manufacturing
- Building supply / lumber yard
- Business / professional office
- Car wash
- Club house
- Cold storage plant
- Commercial laundry
- Fitness centre
- Food prep
- Laboratory / clinic
- Light manufacturing
- Personal service
- Printing / publishing
- Repair shop
- Research establishment

Units 1-3

Industrial Owner-Occupier Opportunities

- + 3 contiguous units encompassing the entire lower level
- + 4,669 SF of total combined area (plus 489 SF common area)
- + Drywall can be removed to connect units into one space
- + 1 designated & 1 reserved parking stalls per unit
- + 200-amp 3 phase power throughout
- + Each unit includes a washroom
- + **Unit 1** is currently built out with a newer glass man door, reception, 3 offices, 4 workstations, boardroom, kitchenette, and workshop
- + **Unit 2** is an open warehouse/workshop with grade loading and an enclosed storage room
- + **Unit 3** is an open warehouse/workshop with grade loading and a paint booth that can be removed or included (additional cost)



Unit 5

Industrial Investment Opportunity

- + 1,558 SF upper level middle unit
- + 5.25% CAP on existing income
- + 5.6% CAP on upcoming escalation (August 1st, 2026)
- + Strong national covenant (Innovative Hearth Products)
- + NNN lease on a 5-year term that extends to July 31st, 2029
- + One 5-year option to renew
- + Dock level loading
- + 16' ceilings
- + Recently renovated 2nd floor office space
- + 1 designated & 1 reserved parking stall



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