

FOR SUBLEASE



661 ALPHA STREET | VICTORIA, BC

WAREHOUSE & MEZZANINE SPACE IN THE SAANICH CORE

CBRE



PROPERTY OVERVIEW

661 Alpha Street

CBRE Victoria is pleased to present an opportunity to sublease warehouse and mezzanine space in the Saanich core. Located at 661 Alpha Street, the property features 1,866 square feet, two parking stalls within a gated area, one 10' x 12' grade-level loading door, one private washroom, and 200-amp, three-phase power. Zoned for light industrial use, 661 Alpha Street offers a clean slate suitable for a wide range of business operations.



DETAILS

661 Alpha Street | Victoria, BC

Size 1,866 SF

Sublease Term Until December 2028

Sublease Rate \$19.00 PSF

Additional Rent \$9.25 PSF

Parking 2 secure on-site stalls

Power 200-amp 3 phase

Zoning Light Industrial District (M-2)

Permitted Uses Include, but are not limited to

- Bakery
- Bank
- Carpet Cleaning
- Dry Cleaner
- Light Industrial
- Printing and Publishing
- Restaurant



30 Minutes

to BC Ferries Swartz Bay Terminal



8 Minutes

to Downtown Victoria



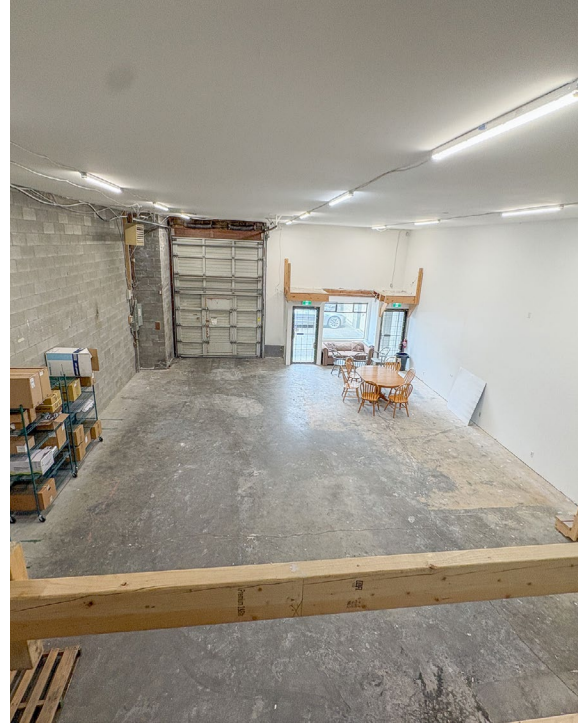
25 Minutes

to Victoria International Airport (YYJ)



20 Minutes

to Langford



FOR SUBLEASE



661 ALPHA STREET | VICTORIA, BC

WAREHOUSE & MEZZANINE SPACE IN THE SAANICH CORE

LISTING AGENT

ANDREA TEAHEN

Senior Associate

+1 250 813 3377

andrea.teahen@cbre.com

CBRE

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

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Content contained in this material has been generated in whole or in part by or with the assistance of generative artificial intelligence. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.