

FOR
SALE

CBRE INVESTMENT
PROPERTIES GROUP
VICTORIA

3,640 SF FLEX INDUSTRIAL OWNER-OCCUPIER OPPORTUNITY

Centrally Located with 5,000+ SF Fenced Yard

548 DAVID STREET | VICTORIA, BC



The Offering

CBRE Victoria is pleased to present the opportunity to purchase a 3,640 SF flex industrial property on 8,400 SF of M-2 zoned land at 548 David Street in Rock Bay. This owner-occupier opportunity offers approximately 5,200 SF of paved yard space in front of the building and is fully fenced and secured. There are three loading bays, over 2,000 SF of warehouse space, and 1,440 SF of fully renovated office space, all centrally located in Victoria's most convenient industrial node. The Property is available with vacant possession, or retain the month to month tenancy on 1,800 SF for additional holding income.

Details

Legal Description

548 David Street / Victoria, BC

LOT 14, BLOCK P, PLAN VIP33A, SECTION 4, VICTORIA LAND DISTRICT | LOT 16, BLOCK P, PLAN VIP33A, SECTION 4, VICTORIA LAND DISTRICT, THE W 10 FT OF LOT 16

PID

009-327-371 | 009-327-461

Building Size

3,640 SF (BC Assessment)

Land Size

8,400 SF (BC Assessment)

Yard Area

+/- 5,200 SF (Fenced & Paved)

Zoning

M-2 Light Industrial District

Clear Heights

+/- 14 Feet in Warehouse

Loading

12' x 14' Automatic Grade Door | 12' x 12' Manual Grade Door

Electrical

200-Amp | 3-Phase

Year Built

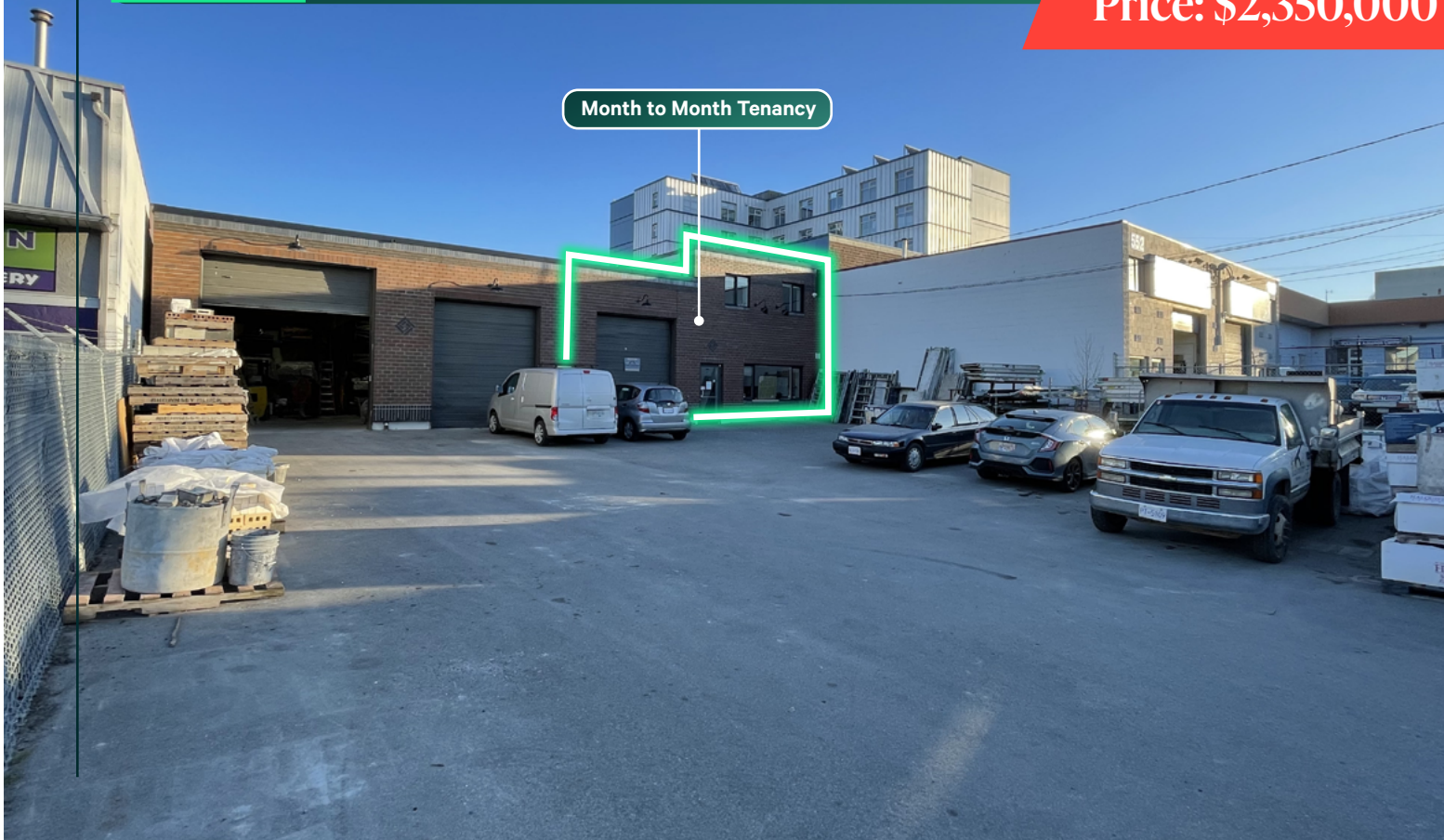
1973

Property Taxes

\$34,318 (2025)

Price: \$2,350,000

Month to Month Tenancy



Highlights

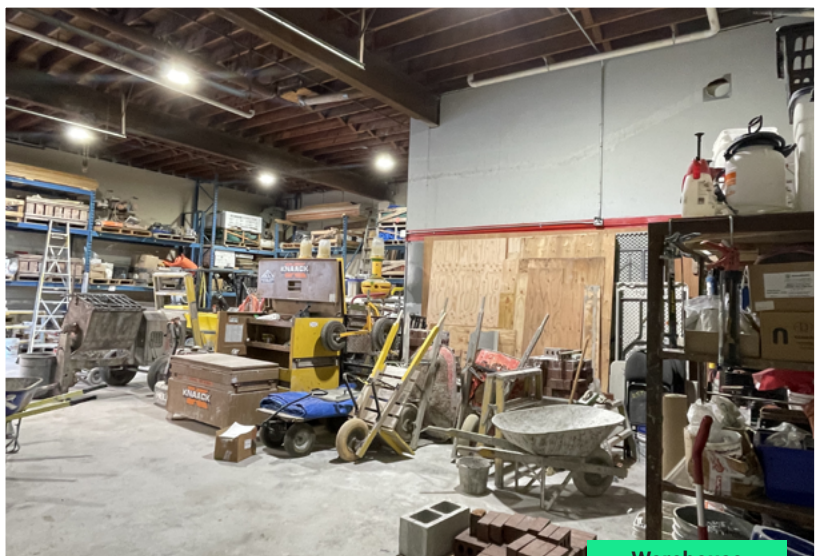
- + 3,640 SF flex-industrial building
 - + 8,400 SF of land
 - + Approx. 5,200 SF of paved yard area
 - + Fully fenced and secured
 - + 3 grade loading doors (one inactive)
 - + 1,440 SF of fully renovated office space
 - + Heat pump / AC in office
 - + 14' clear heights in warehouse
 - + Recently redone brick facade
 - + Two 2-piece washrooms
 - + Clean phase 2 environmental
 - + Centrally located in Rock Bay
 - + Exceptional access to HWY 1/17
 - + Available with vacant possession
 - + M2M tenancy on 1,800 SF provides flexibility for holding income if desired
- * contact agents for tenancy details

Zoning

M-2 Light Industrial Zone

Permitted uses include, but are not limited to:

- Industry
- Wholesale & warehouse distribution
- Carpet cleaning
- Printing and publishing
- Garages
- Electric forging
- Manufacturing
- Retail as an accessory use
- Bakeries
- Storage lots for vehicles
- Vehicle sales & rentals
- Vehicle washing / detailing



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3,640 SF FLEX INDUSTRIAL OWNER-OCCUPIER OPPORTUNITY

548 DAVID STREET | VICTORIA, BC



SUBJECT PROPERTY

BAY STREET

GORGE ROAD

DOUGLAS STREET



EXCLUSIVE ADVISORS:

Chris Rust

Personal Real Estate Corporation
Senior Vice President
250 386 0005
chris.rust@cbre.com

Cooper Anderson

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

CBRE INVESTMENT
PROPERTIES GROUP
VICTORIA

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES

CBRE LIMITED | 110-800 YATES STREET | VICTORIA, BC V8W 1L8

www.cbre.ca
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