

FOR
SALE

CBRE INVESTMENT
PROPERTIES GROUP
VICTORIA

2,593 SF FLEX-INDUSTRIAL OWNER-OCCUPIER OPPORTUNITY

Centrally Located Near Commerce Circle

18-755 VANALMAN AVE | SAANICH, BC



CBRE.CA | CBREVICTORIA.COM

The Offering

CBRE is pleased to present the opportunity to purchase a 2,593 SF industrial strata unit located near Commerce Circle in Saanich. 18-755 Vanalman Avenue offers approximately 1,678 SF on the main floor and a 915 SF of mezzanine area above. The M-3 Industrial Park zoning allows for various uses, including warehousing, office, sales, equipment repairs and rentals. Situated in the geographical center of Greater Victoria, the location allows for excellent vehicular access to Hwy 17 Southbound to Downtown Victoria and Northbound to the Victoria International Airport and BC Ferries Swartz Bay Terminal.

Details

PID:

011-212-217

Legal Description:

STRATA LOT 18, SECTION 100, LAKE DISTRICT, STRATA PLAN 1642 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Unit Size:

Main Floor Area:	1,678 SF
Mezzanine Area:	915 SF
Total Area:	2,593 SF

Year Built:

1988

Parking:

2 Dedicated Stalls Plus Space in Front of Loading Door

Roof:

Insulated Metal Roof

Electrical:

225 Amp 3-Phase

Heating:

2 x Electric Forced Air Heaters

Loading:

12' x 10' Grade Level Loading Door

Zoning:

M-3 Industrial Park

Property Taxes:

\$19,576 (2026)

Strata Fees:

\$455.36 / Month (+GST)

Price: \$939,000



Highlights

- + 2,593 SF of floor area
- + 26' ft ceiling clear heights at peak - 8'10" under the mezzanine
- + 12'x10' overhead bay door
- + 2 dedicated parking stalls, plus space in front of bay door
- + Signage available on the building and podium
- + 2 two-piece bathrooms
- + 2 electric forced air heaters, one on each level
- + Flexible M-3 industrial zoning
- + Highly desirable location in Commerce Circle, exceptional access to HWY 17 North/Southbound
- + Property to be sold with vacant possession, allowing for owner-user opportunity

Zoning

M-3 Industrial Park Zone

Uses Permitted, But Not Limited To:

- + Warehousing
- + Wholesaling & Wholesale Distribution
- + Retail Sales
- + Office
- + Industry
- + Food Processing
- + Veterinary Clinic & Veterinary Hospital
- + Commercial Instruction & Education
- + Cannabis Production
- + Rental & Repair of Household Items and Tools



Mezzanine



Office Area



Warehouse

FOR
SALE

2,593 SF FLEX-INDUSTRIAL OWNER-OCCUPIER OPPORTUNITY

Centrally Located Near Commerce Circle

18-755 VANALMAN AVE | SAANICH, BC



**SUBJECT
PROPERTY**



Price: \$939,000

EXCLUSIVE ADVISORS:

Cooper Anderson

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

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

CBRE INVESTMENT
PROPERTIES GROUP
VICTORIA

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES

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

www.cbre.ca
www.cbrevictoria.com

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. 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. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.