

**AVISON  
YOUNG**

**For Sale**

**6719 West Saanich Road  
Victoria, BC**



***Land and Building at Prominent Corner in Central Saanich***

0.92-acre site located at the Gateway to Brentwood Bay Village. Turn-Key restaurant in place suitable for an owner-occupier\* or investor with future development potential.

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**James Murray\***, Vice President  
250.382.3400  
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*\*Personal Real Estate Corporation*

*\*contact agents for details re: vacant possession*

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## Property Details

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### MUNICIPAL ADDRESS

6719 West Saanich Road

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### LEGAL DESCRIPTION

LOT B SECTION 14 RANGE 1 EAST SOUTH  
SAANICH DISTRICT PLAN EPP38117  
PID: 029-387-647

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### CURRENT ZONING

C5 - Tourist Commercial

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### ACCESS

The Subject Property is accessible from Keating Cross Road at the North and from West Saanich Road at the West

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### YEAR BUILT

1982

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### BUILDING AREA

4037 sq. ft.

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### AVAILABLE AREA

0.922 acres (40,149 square feet)\*  
\*From BCA

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### NOI

\$87,000

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### PROPERTY TAXES (2023)

\$18,338

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## ASKING PRICE

**\$2,100,000**

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## Location

The subject property is located on the Keating Cross Road and West Saanich Road at the gateway to vibrant Brentwood Bay village and world-famous Butchart Gardens (over 1,000,000 visitors annually). Surrounded by wineries and farms, and across the street from Butterfly World. The subject property is well suited to benefit from the many visitors frequenting the picturesque area.







## Highlights

1. One million visitors annually to the Butchart Garden's 5 minute drive to the West
2. Tourist Commercial (C5) Zone allows for hotel development
3. Holding income in place with current tenant
4. Flat and serviced land on prominent corner
5. Ample parking for current business
6. Long-standing restaurant location with built in goodwill

## Contact us for more information

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