

Colliers



For Sale | 2915 & 2925 Bridge Street, Victoria, BC

Two Rock Bay Industrial Strata Warehouses

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# Location Overview

The subject properties are ideally located in the Rock Bay industrial enclave on the periphery of Downtown Victoria. This region is ideal for distribution and warehousing uses due to its proximity to the downtown core and it provides easy access to Victoria's major traffic arteries.



Downtown Victoria

Bay Street Bridge



# Property Overview

The subject property consisted of two strata lots, which have been home to Robbins Parking for many years. The property features excellent exposure along Bridge Street with good parking and loading on site.

## Zoning

The subject property is zoned M-2 (Light Industrial District). This zoning permits a wide range of industrial uses including, but not limited to: warehousing, wholesale, vehicle sales & rentals, manufacturing, retail as an accessory use, etc.

## Improvements

- New exterior paint
- Building renovated and taken back to open floor plates
- All exposed steel painted
- 16' ceilings in the warehouse
- Two grade loading doors 12' x 12'
- Heat is via gas force air heaters

Unit:	Size:	Asking Price:
Unit 2915	1,269 SF	\$595,000
Unit 2925	1,545 SF	\$650,000
<b>Total</b>	<b>2,814 SF</b>	<b>\$1,245,000</b>





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