

Colliers



*For Sale | Light Industrial Strata Unit*  
3-415 DUNEDIN STREET VICTORIA BC



# The Opportunity

This offering represents the opportunity for owner-occupiers and investors to acquire an industrial strata unit at 415 Dunedin Street, a highly sought-after industrial strata complex. Centrally located within the Gorge and Selkirk Waterway, the property offers excellent access to Downtown Victoria, major arterial routes, and surrounding industrial and commercial nodes, with vacant possession available July 15th, 2026.

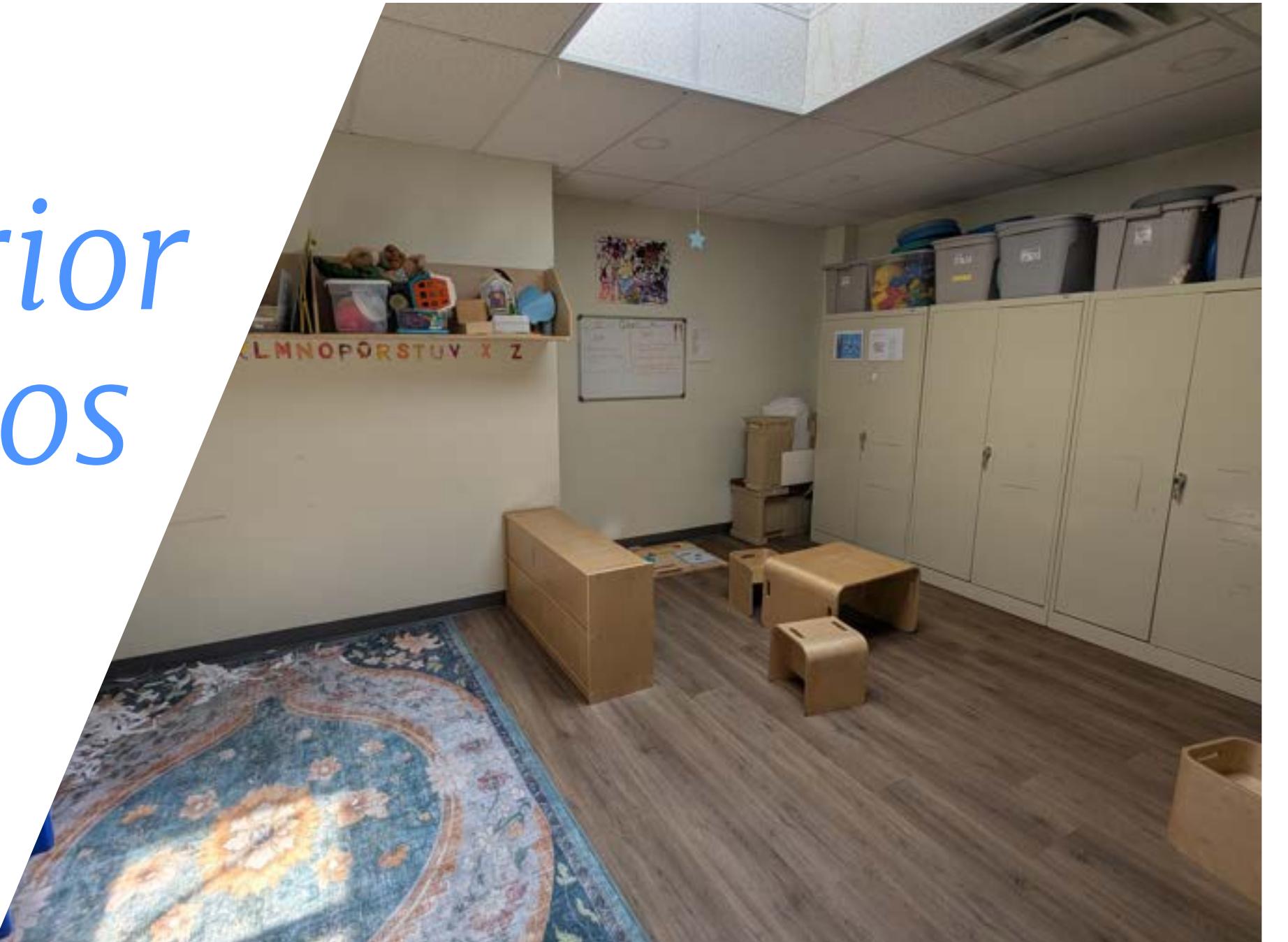
<b>Civic Address:</b>	Unit 3 – 415 Dunedin Street, Victoria BC
<b>Legal Description:</b>	STRATA LOT 3 SECTION 5 VICTORIA DISTRICT STRATA PLAN VIS4375 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V PID: 023-874-155
<b>Building Area:</b>	2,080 Square Feet (1,075 per floor)
<b>Ceiling Height:</b>	9' Main Floor and 8'-6" Upper Floor
<b>Parking Stalls</b>	2
<b>Year Built:</b>	2000
<b>Zoning:</b>	<b>S-8 Zone, Garbally Limited-Service District</b> Permitted uses include but not limited to, bakeries, clubs, professional services
<b>Strata Fees (2025):</b>	\$5,976.42
<b>Gross Taxes (2025):</b>	\$12,349.17
<b>Financing:</b>	Treat as clear title

# Location Overview

Located in the Gorge-Selkirk Waterway, 415 Dunedin Street benefits from a highly central and established industrial node just minutes from Downtown Victoria. The property offers excellent connectivity to major arterial routes, transit, and nearby amenities, making it an ideal location for owner-occupiers or investors seeking strong accessibility in a supply-constrained market.



# Interior Photos



An aerial photograph of a commercial building complex. A blue rectangular outline highlights a specific area on the roof of a building on the left. The building has a grey facade and a dark roof with several white air conditioning units. To the right is a larger building with a red brick facade and a grey roof. A parking lot with several cars is visible in the foreground. A road with a few cars is on the left. The Colliers logo is in the top left corner.

# Asking Price \$875,700

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