

FOR SALE

Gurton's Garage & Auto Dealership
28,314 SF Commercial Land & Building with Holding Income
Property Can Be Assembled With Neighbouring Lots – Up To 2.94 Acres

9139 EAST SAANICH ROAD
Victoria, BC



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*Personal Real Estate Corporation

Royal LePage® Coast Capital Realty, Brokerage
Independently Owned & Operated



The Opportunity

To purchase a 0.65 acres (28,314 SF) commercially zoned corner lot, with a 3,041 square foot building currently occupied by the well-known family business “Gurton’s Garage”. The property can be purchased by an owner/user, an investor or a developer. If a purchaser requires a larger site, the property size can be expanded by assembling up to three residential lots to the north of the property on East Saanich Road (currently for sale), and one residential lot (currently owned by the Gurton family), located to the east of the property on McTavish Road, for a total site size of approximately 2.94 acres (128,066.40 SF).

The site is strategically located in the heart of Saanichton, B.C., on the northeast corner of McTavish Road and East Saanich Road, approximately 5 minutes from the YYJ Victoria International Airport and 10 minutes to the BC Ferries at Swartz Bay. Across the street (kiddie corner to the property) is the ever so famous Roost Farm, Winery, Bakery & Bistro, which is a favourite place for locals to hang out!



The Opportunity

The property has been owned by the Gurton family for multiple generations and hasn't come to market in over 100 years. The business is not for sale; however, the business assets can be purchased if an in-coming buyer is interested in using the property for a similar auto repair and sales type use. This corner lot is flat, and the building is in good condition on one level. The building is currently being used as an auto repair garage and is in good condition with an admin office, sales office and a large open work area with four (4) grade bay doors.

*Note: The Gurton Family is open and willing to lease back the garage from the new owner, with the intent to give a future developer holding income while they design and get approvals from North Saanich to re-develop the site.



**Note: The property can be assembled to include the lots noted on the map above.

Property Details

| | |
|-------------------------------|--|
| Address: | 9139 East Saanich Road, Victoria, B.C. |
| Legal Address: | Lot 3, Plan VIP 16442, Section 6, Range 2E, North Saanich Land District |
| PID # | 004-111-711 |
| Zoning: | <p>C-1 Local Commercial</p> <p>This zone is intended to provide land for convenience shopping, offices or service station (or combination) near residential areas, and for farm uses within the ALR.</p> <p>Permitted Uses:</p> <ul style="list-style-type: none">(a) Principal(i) Farm uses on lands within ALR(ii) Convenience Store(iii) Service Station(iv) Office <p>Note: The District of North Saanich is currently amending the OCP of which is due to be finalized spring/summer 2025. It is recommended that interested buyers do their own due diligence with regards to the future outright approved uses for this property.</p> |
| Year Built: | Building - Yr. 1950 approx. |
| Site Size: | <p>28,314 SF</p> <p>Note: The property next door could be purchased to increase the size of the property up to a total of 2.94 acres.</p> |
| Building Size: | 3,041 SF (see floor plan) |
| Property Taxes (2024): | \$35,395.00 |
| Asking Price: | Contact Listing Agent |





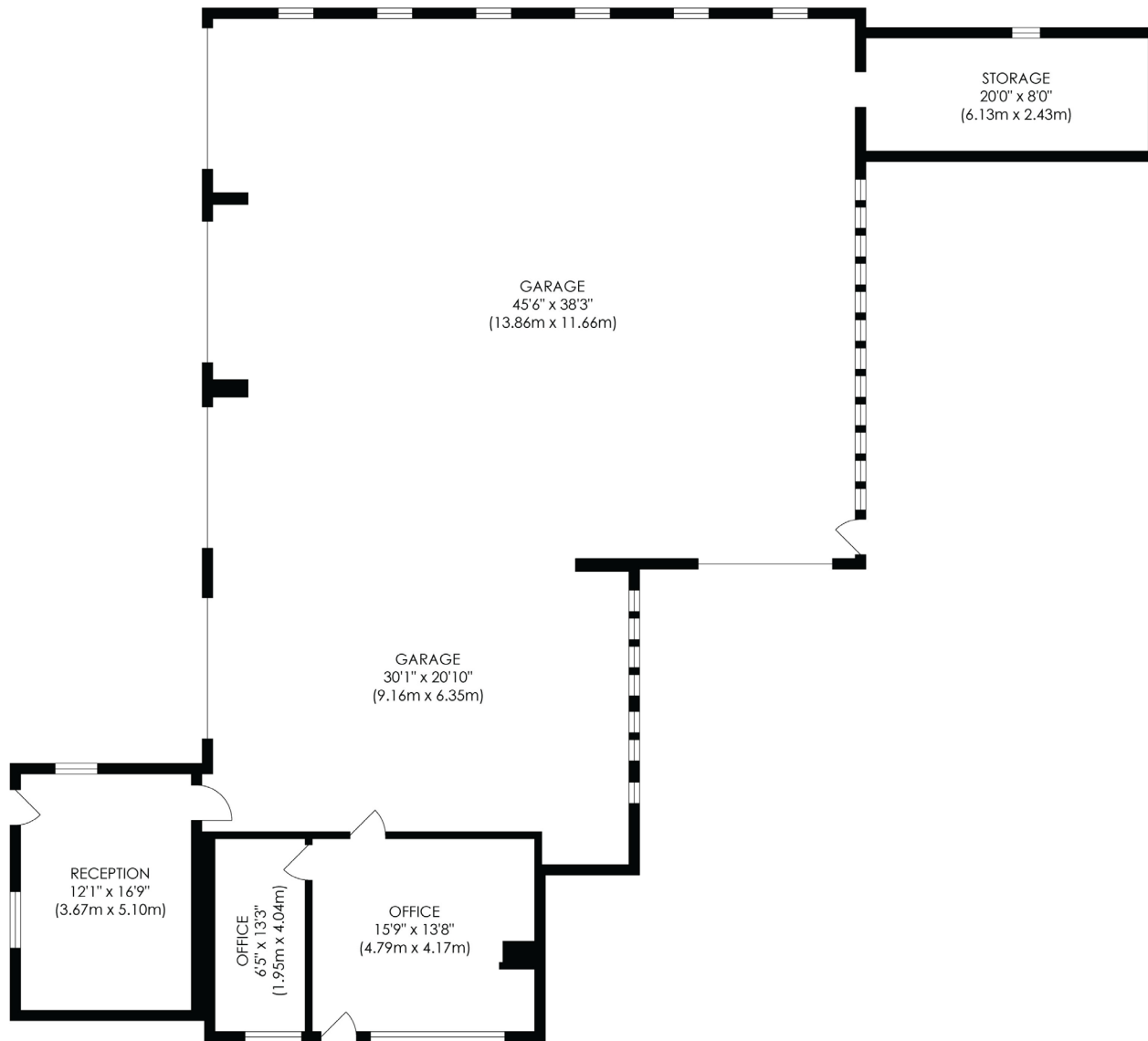
Property Highlights

- Corner lot in the heart of North Saanich's neighbourhood commercial zone (C-1)
- Located 5 minutes from the YYJ Airport and 10 minutes from BC Ferries
- Plug 'n' Play for an auto repair and garage business
- Building has 4 service bays with grade loading and is in good condition
- Corner lot can be assembled to a 2.94 acre development site



Property Highlights

- Equipment can be purchased
- New land use bylaws coming soon, with the North Saanich OCP finalization (potential for large scale multi-family)
- Phase 1 Environmental recently completed
- 400 amp - 3 phase power



Building Description

The following is an accurate plan of the building on the property. The building is currently being used as an auto repair garage. The building is laid out with a large open work area, 4 bay doors (at grade), two office areas and a storage room. There is also a large flat surface parking lot for vehicle storage, customer parking and a covered auto detailing area in the back of the premises. The garage is currently a "dry garage", meaning it is free from excess moisture, dampening and is generally kept dry inside. All items in the garage, including hoists, equipment, tire balancers, including inventory, is included in the asset sale. The garage and property are in very good condition and the floor plan is an accurate description of the building.



Zoning & Development Potential

The property is currently zoned C-1 Commercial. The property's strategic location along East Saanich Road provides high visibility and accessibility, making it attractive for continued commercial use or potential redevelopment. Its proximity to major transportation routes and the Victoria International Airport enhances its appeal for various commercial ventures. The surrounding area features a mix of residential neighborhoods and commercial establishments, benefiting from a steady flow of local and commuter traffic. Nearby amenities include shopping centers, restaurants, and recreational facilities, contributing to the property's attractiveness for both business owners and customers.

Given its size, location, ability to assemble the neighbouring lots and existing infrastructure, 9139 East Saanich Road presents a valuable opportunity for continued commercial use or future redevelopment, subject to local zoning regulations and planning approvals.

The property can be purchased by an owner/user, an investor or a developer. If a purchaser requires a larger site, the property size can be expanded by assembling up to three residential lots to the north of the property on East Saanich Road, currently for sale, and one residential lot (owned by the Gurton family), located to the east of the property on McTavish Road, for a total site size of approximately 2.94 acres (128,066.40 SF).

*Note: The Gurton Family is open and willing to lease back the garage from the new owner, with the intent to give a future developer holding income while they design and get approvals from North Saanich to re-develop the site.



Exterior Photos

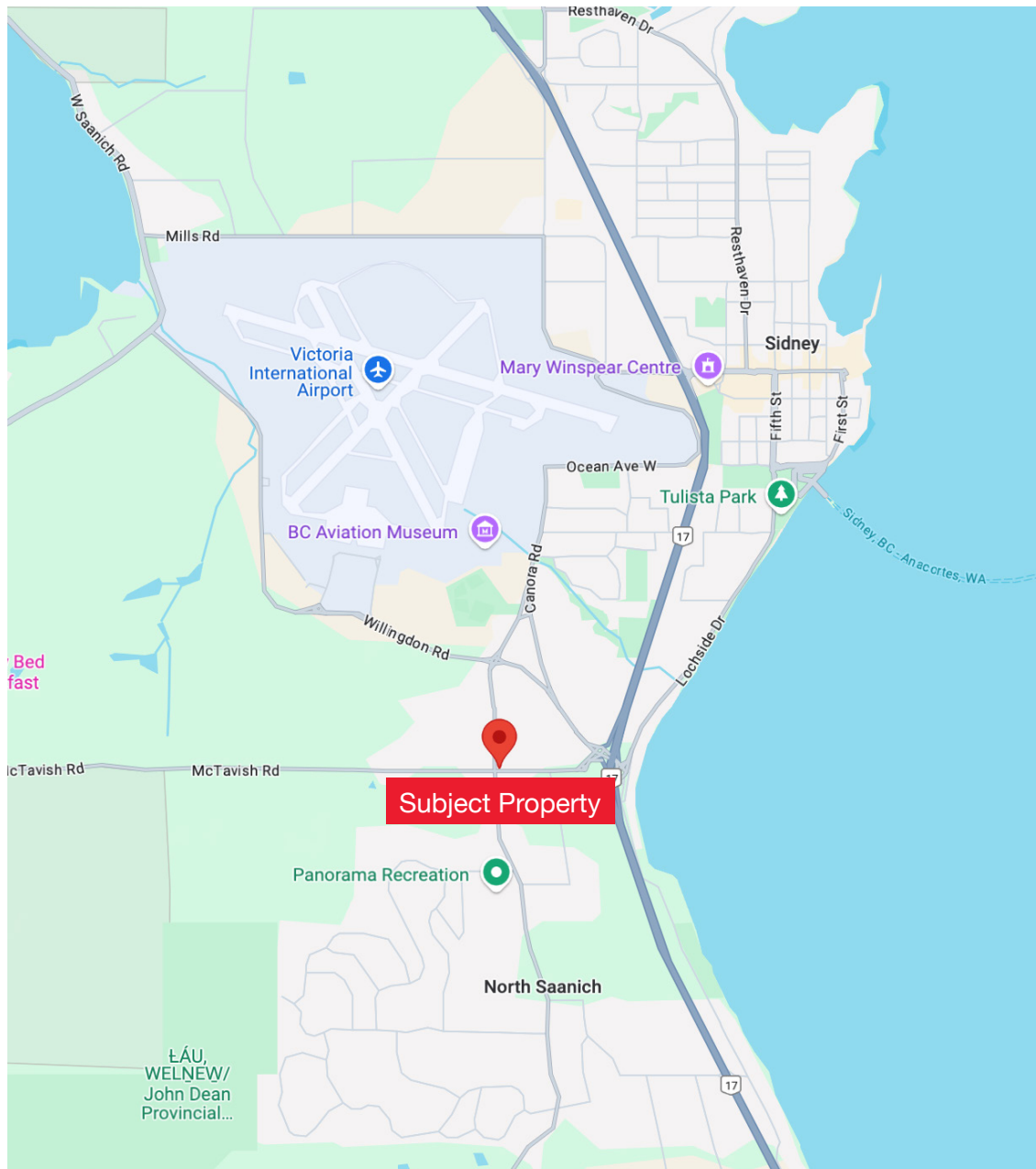


Interior Photos



Interior Photos





The Location

The property is located at 9139 East Saanich Road in North Saanich, British Columbia, and is a commercial site encompassing approximately 2,630 square meters (28,314 SF) with the bonus of potentially assembling three residential lots to the north and one residential lot to the east for a total of 2.94 acres. Constructed in the 1950s, it currently houses Gurton's Garage & Auto Sales, a longstanding, family-owned used car dealership that has been serving the community for decades.

Strategically located along East Saanich Road, the property enjoys high visibility and accessibility, making it ideal for automotive sales and service operations. Its proximity to major transportation routes and the Victoria International Airport enhances its appeal for commercial ventures.

Surrounded by a mix of residential neighborhoods and commercial establishments, the area benefits from a steady flow of local and commuter traffic. Nearby amenities include shopping centers, restaurants, and recreational facilities, contributing to the property's attractiveness for both business owners and customers. The YYJ Victoria International Airport is located approximately five (5) minutes from the property and approximately ten (10) minutes away from the Swartz Bay BC Ferry Terminal. Given its size, location, and existing infrastructure, 9139 East Saanich Road presents a valuable opportunity for continued commercial use or potential redevelopment, subject to local zoning regulations and planning approvals.

Local Area Amenities

This area offers a blend of rural charm and modern conveniences, making it an attractive location for residents and visitors alike.

Shopping & Dining

- **Deep Cove Market:** A beloved local grocery store offering fresh produce, baked goods, and specialty items, serving as a community hub in the Deep Cove area.
- **The Roost Farm Bakery & Vineyard Bistro:** A family-owned establishment providing farm-fresh produce, baked goods, and a delightful dining experience.
- **Sea Cider Farm & Ciderhouse:** An organic apple orchard and cider producer offering tastings and scenic views of the Haro Strait.
- **Deep Cove Chalet:** A renowned French restaurant known for its fresh and beautiful dishes, perfect for special occasions.
- **Sidney-by-the-Sea:** A vibrant community offering unique galleries, gift stores, antique shops, restaurants, bakeries, and coffee bars.

Parks & Outdoor Recreation

- **John Dean Provincial Park:** Located on Mount Newton, this park offers hiking trails and panoramic views of the Saanich Peninsula.
- **Horth Hill Regional Park:** A geological feature containing some of the oldest rock on Vancouver Island, offering vigorous hikes and panoramic views.
- **Coles Bay Regional Park:** A small park featuring woodland trails leading to a tranquil bay and barnacle-encrusted beach.
- **Lochside Regional Trail:** A 29-kilometre multi-use trail stretching from Swartz Bay to Victoria, popular with walkers, runners, bicyclists, and horseback riders.
- **Patricia Bay Beach:** A public beach access point with views of the Saanich Inlet.



Local Area Amenities

Education

- **Parkland Secondary School:** A public secondary school offering grades 9–12, known for its International Baccalaureate program.
- **North Saanich Middle School:** Feeder school to Parkland Secondary, serving the local community.

Transportation

- **Victoria International Airport (YYJ):** Located nearby, offering flights across Canada and internationally.
- **Swartz Bay Ferry Terminal:** The main ferry terminal for Victoria and southern Vancouver Island, providing service to Vancouver and the Southern Gulf Islands.
- **Patricia Bay Highway:** A major route connecting downtown Victoria to the Saanich Peninsula, BC Ferries, and the YYJ Victoria International Airport.



Local Area Amenities

Marinas & Boating

- **Port Sidney Marina:** A popular destination marina on the west coast, offering moorage and amenities for boaters.
- **Canoe Cove Marina:** Located just west of Swartz Bay, providing marina facilities.
- **Van Isle Marina:** Situated in Tsehum Harbour, offering comprehensive marina services.
- **Deep Cove Marina:** Located in Deep Cove on Saanich Inlet, catering to local and visiting boaters.

Arts & Culture

- **Mary Winspear Centre:** A performing arts and cultural center located on the border of North Saanich and Sidney.
- **Sidney Museum & Archives:** Dedicated to the history of Sidney and North Saanich, featuring exhibits on local heritage.
- **Saanich Pioneer Museum (Log Cabin Museum):** Preserving the history of the Saanich Peninsula, located in Saanichton.





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