

For Sale

5 – 7115 West Saanich Rd., Brentwood BC

Owner Occupier Opportunity

Commercial Office Strata Brentwood Bay Village



Opportunity to acquire and occupy a nicely improved 1,502sf commercial strata unit over two levels with exceptional street profile and signage in Brentwood Bay Village. Most recently occupied by a law firm, the space is improved as an office and well suited to professional or personal services.

HIGH PROFILE COMMERCIAL STRATA

1,502 SF VACANT ON CLOSING

2 STALLS (LCP) + VISITOR PARKING

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Property Details

Civic Address: 5-7115 West Saanich Road, Central Saanich

OCCUPANCY: Vacant on Closing

PID: 018-313-531

ZONING: C1 Core Commercial

YEAR BUILT: 1993

BUILDING TYPE: Mixed Use Strata Building

STRATA SIZE: 1,502 SF BC Assessment (851 SF lower level, 701 SF main level = 1,552 SF Sept 2026 Floor Plan)

MONTHLY STRATA FEES: \$482.79

PROPERTY TAXES (2026): \$6,885.00

PARKING STALLS: Two (#4 & 5) Limited Common Property

PURCHASE PRICE: \$615,000

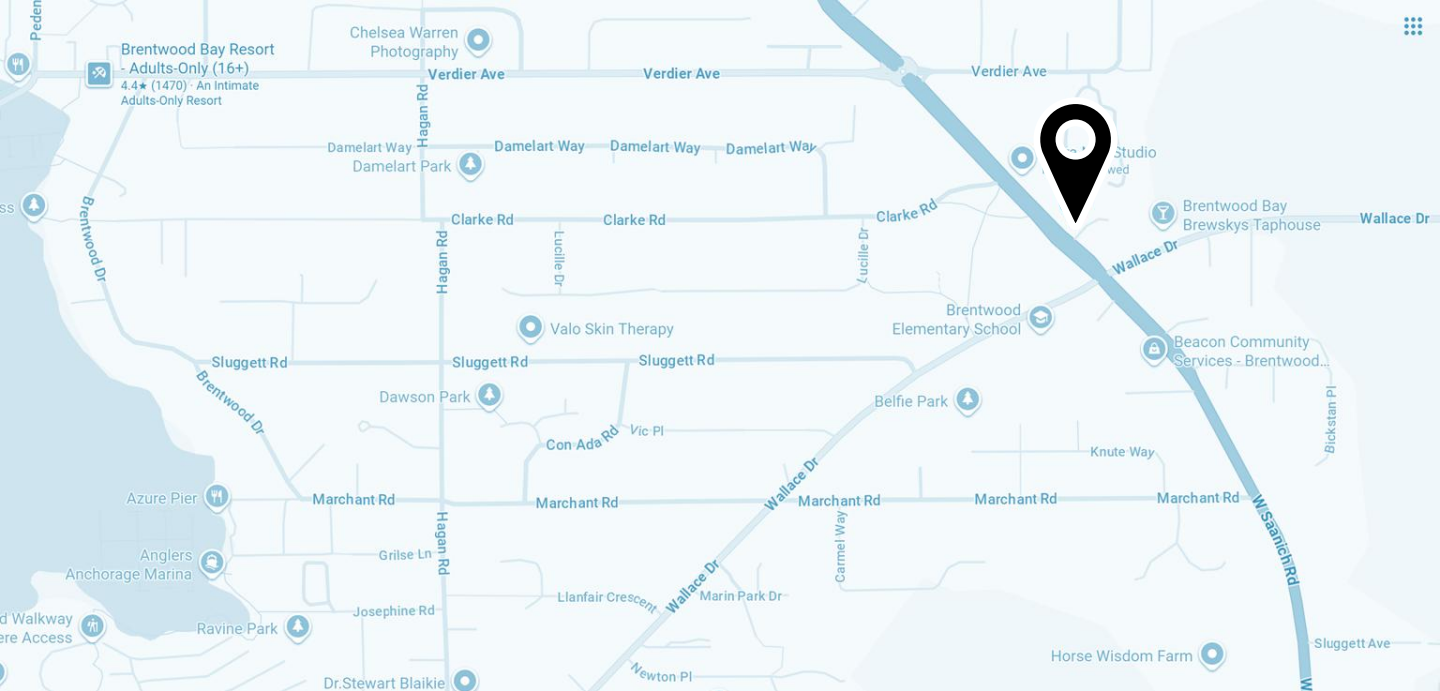
Opportunity

Prominently situated along West Saanich Road in Brentwood Bay Village, the subject property is a 2 storey mixed-use strata building known as Snug Cove, built in 1993 and comprised of 3 residential strata units on the second and 2 commercial strata units at ground level.

The subject property is a commercial strata unit at ground level offering direct access from the street with excellent profile and signage opportunity on West Saanich Road.

The strata is approximately 1,502 square feet in size (BC Assessment) and offers two dedicated surface parking stalls for staff with additional visitor parking stalls on-site and ample street parking and public parking nearby. Built-out with a reception area, 3 offices, a washroom and a small printer room on the main level. The lower level includes two offices and a large boardroom upon entry. This strata is well suited to a variety of personal, medical and professional services. The subject property provides an excellent owner user investment opportunity as the commercial space will be provided vacant on closing.



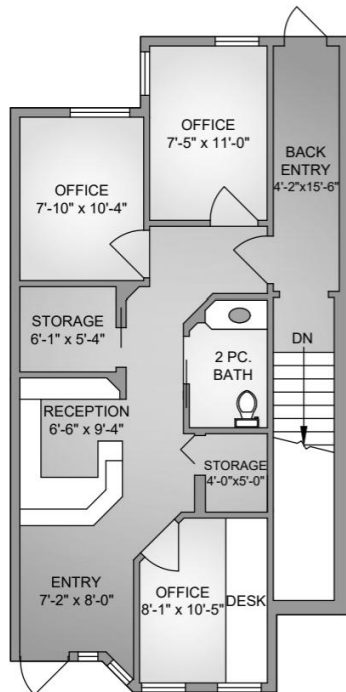


Floor Plan

MAIN FLOOR

701 SQ. FT.

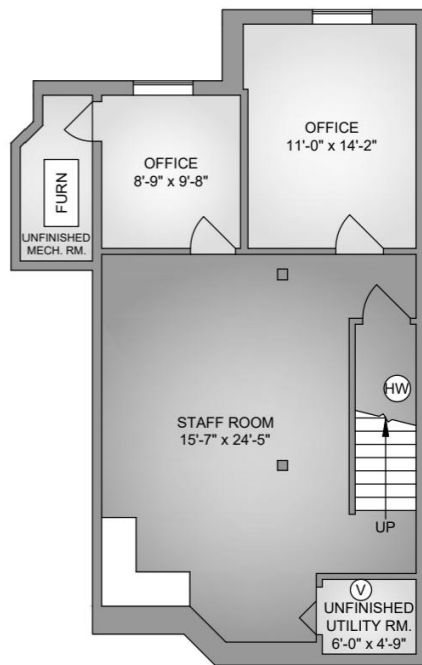
8'-10" CEILING HEIGHT



LOWER FLOOR

851 SQ. FT.

8'-0" CEILING HEIGHT



Photographs



Features

- Ample parking
- Nicely Improved
- Dedicated signage
- High profile location
- Professionally managed
- Built 1993

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