

**FOR SALE**

**800 Viewfield Road, Esquimalt, B.C.  
Industrial Property with Development Upside**



## **Exceptional Owner / Occupier & Investment Opportunity**

**Rarely available, large well located Light Industrial  
property in a very desirable area of Esquimalt  
close to Downtown Victoria**

**Call to arrange a viewing or for more information**

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# 800 Viewfield Road, Esquimalt, B.C.

## Property Overview

**Opportunity:** Large Industrial zoned property in a highly desirable area of Esquimalt just minutes from downtown with convenient access to major transportation routes in and around the City. With just 35% site coverage, the property has significant development upside while providing the owner with strong rental income.

**Premises:** The main warehouse and office are occupied by Monk Office Supply (as an owner / occupier) while the lower warehouse is leased to Add2Cart Delivery Services. Both Tenants have strong financial covenants. Both leases have Early Termination clauses in favour of the Landlord. Monk Office Supply will do a seller lease back or can provide vacant possession for an owner / occupier with reasonable notice. Copies of the Leases and rental information are available upon execution of a NDA.

**Lot:** The approx. 71,376 sq.ft. lot (1.64 acres) is asymmetrical with excellent access and egress for any size truck or tractor trailer.

**Legal:**

800 Viewfield Road and 880 Hereward Road:  
Lot A, Section 11 & 32, Esquimalt District, Plan VIP19847  
PID 001-510-126

**Environmental:** Stage 1 & Stage 2 Environmental reports were recently completed by Waypoint Environmental Services (WES). The reports and related environmental information are available upon execution of the NDA.

**Zoning:** The combination Light Industrial I-1 zoning in Esquimalt and M-1 zoning for the Victoria portion of the property permit a wide range of uses including but not limited to manufacturing, laboratory, warehouse, office, service and repair, restaurant and accessory retail.

**Financing:** Treat as clear title.

**Purchase Price:** \$9,300,000

## Site Plan



## Location



**NAI Commercial**  
(Victoria) Inc.  
Commercial Real Estate Services, Worldwide.

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