

# For Sale

**OWNER-OCCUPIER OPPORTUNITY**

**COMMERCIAL BUILDING & LAND**

915 ESQUIMALT RD | ESQUIMALT, BC



**CBRE**

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# The Offering

CBRE Limited is pleased to present for sale 915 Esquimalt Road in Esquimalt, BC. This 3,164 SF standalone commercial building is exceptionally well located, steps from the intersection of Esquimalt Road and Head Street. The modern interior is currently configured with 4 private offices, a large meeting room, additional meeting room, full kitchen, 2 washrooms, and reception area. The under building parking offers 11 secured stalls, and an additional 4 open stalls. Over 700 SF of patio and deck area provide significant outdoor space, with the rear deck offering ocean views. This popular and rapidly densifying neighbourhood is only a short drive to the downtown core. The property sits directly on the transit line with excellent proximity to a wide range of amenities on Esquimalt Road. Vacant possession allows purchasers the ability to move in right away.

## SALIENT DETAILS

<b>Address:</b>	915 Esquimalt Rd   Esquimalt, BC
<b>PID:</b>	004-691-041
<b>Building Size:</b>	Main: 2,721 SF Lower Storage: 443 SF Total: 3,164 SF
<b>Land Size:</b>	6,000 SF
<b>Zoning:</b>	C2 - General Commercial
<b>Roof:</b>	Torch-On Membrane
<b>Heat:</b>	2 HVAC Units
<b>Electrical:</b>	400 Amp main
<b>Parking:</b>	15 Stalls (11 Secured)
<b>Property Taxes:</b>	\$17,714.24 (2024)

## Highlights

- 3,164 SF standalone commercial building
- Under building secured parking
- Over 700 SF of additional deck and patio area
- 4 private offices, reception, full kitchen area, large meeting room and additional boardroom
- Lower storage rooms
- 2 washrooms
- Swipe/FOB security entry
- Ocean views from large rear deck area
- Located directly on transit, all amenities are within walking distance

Price: \$1,900,000

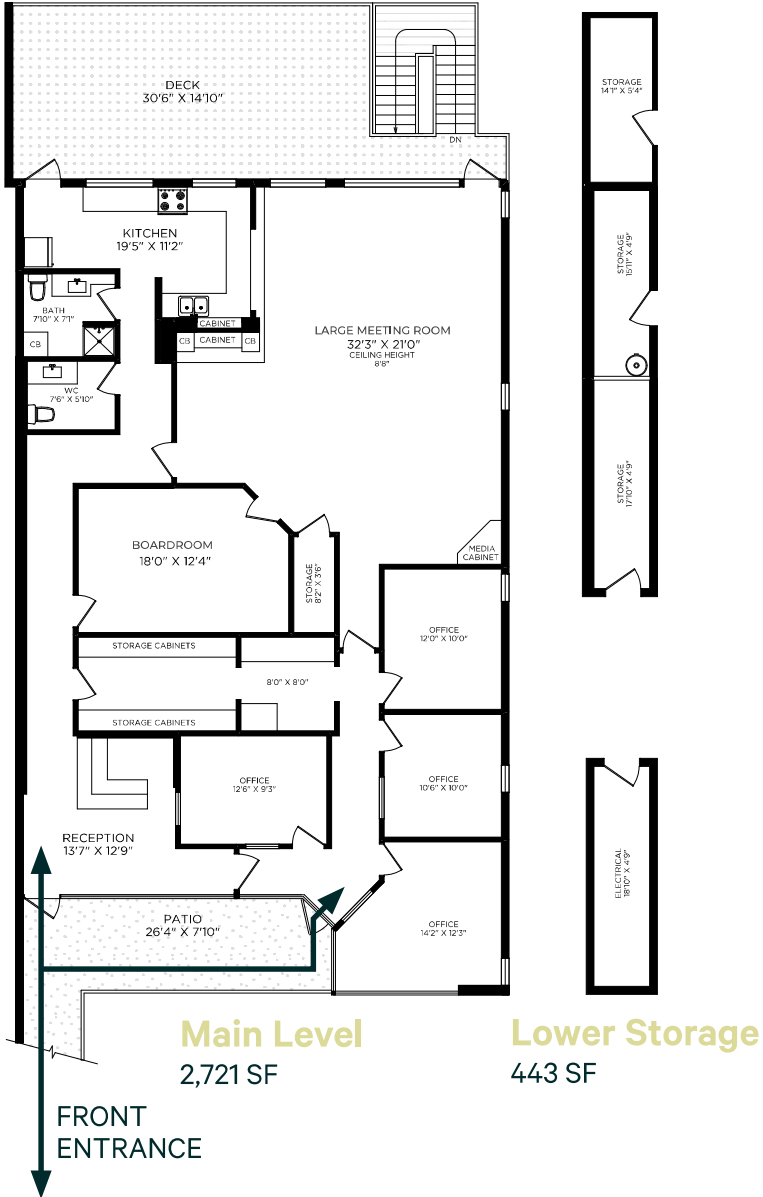


RECEPTION



LARGE MEETING ROOM

# Floor Plans



# Zoning & OCP

## C2 - General Commercial

Permitted uses include, but are not limited to:

- Art Gallery
- Arts and Craft Studios
- Arts and Wellness Teaching Centre
- Business and Professional Office
- Catering Service
- Charitable Organization Office
- Club House
- Commercial Instruction and Education
- Convenience Store
- Counselling Services
- Drive-in Restaurant
- Educational Institution
- Entertainment
- Fitness Centre
- Group Children's Day Care Centre
- Home Occupation
- Laboratory and Clinic
- Mixed commercial/residential
- Personal Service Establishment
- Printing and Publishing
- Research Establishment
- Restaurant
- Retail Store
- Veterinary Clinic, Veterinary Services
- Video Store

## OCP Designation: Neighbourhood Commercial Mixed-Use

Urban Place Designation: Secondary Commercial  
Density: Up to 6 storeys and 2.0 FAR



**PRIVATE OFFICE**



**BOARDROOM**



**For Sale**

HEAD ST

ESQUIMALT RD



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**Price: \$1,900,000**

### EXCLUSIVE ADVISORS:

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### SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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