

For
Sale

OWNER-OCCUPIER OPPORTUNITY
COMMERCIAL BUILDING & LAND
915 ESQUIMALT RD | ESQUIMALT, BC



CBRE

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

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

Price: \$1,900,000



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

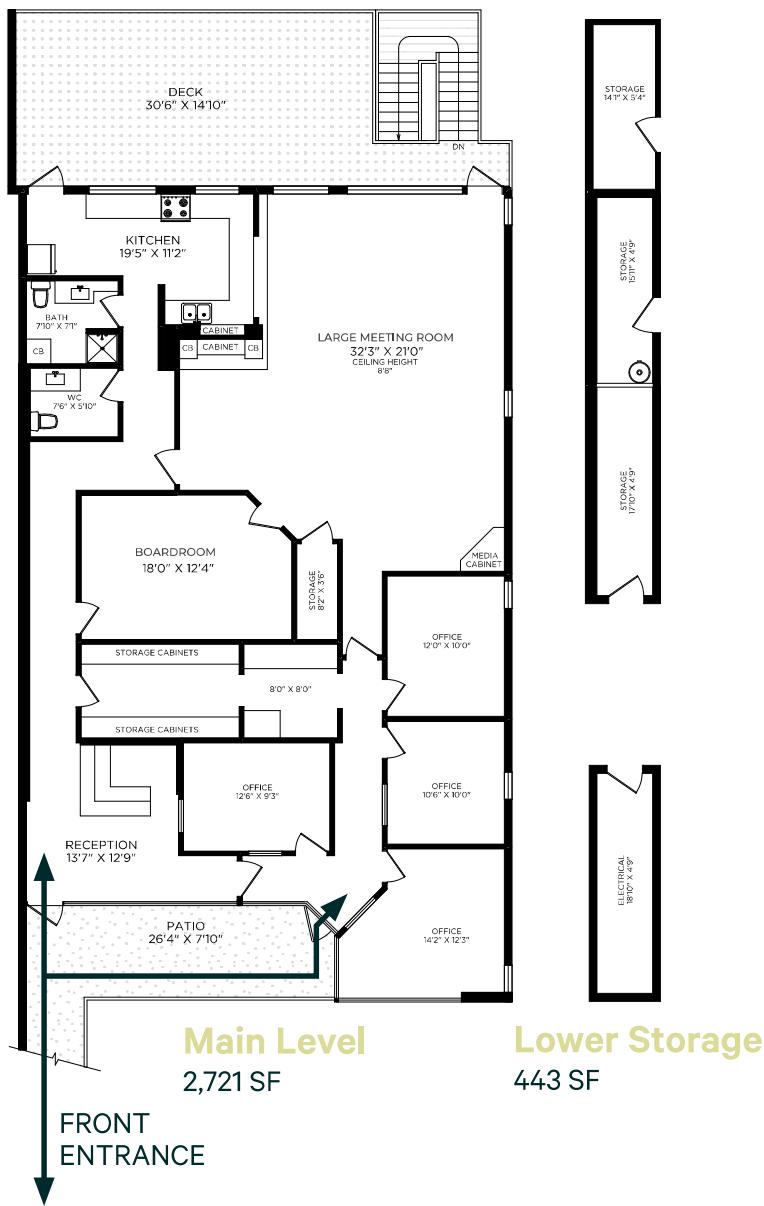


RECEPTION



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



For Sale



OWNER-OCCUPIER OPPORTUNITY COMMERCIAL BUILDING & LAND

915 ESQUIMALT RD | ESQUIMALT, BC

Price: \$1,900,000

EXCLUSIVE ADVISORS:

Chris Rust

Personal Real Estate Corporation
Senior Vice President
CBRE Investment Properties Group Victoria
250 386 0005
chris.rust@cbre.com

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
CBRE Investment Properties Group Victoria
250 386 0004
ross_marshall@cbre.com

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

CBRE Limited | 110-800 Yates Street, Victoria, BC V8W 1L8 | 250 386 0000

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroInfo Analytics, Microsoft Bing, Google Earth.

CBRE

www.cbre.ca

www.cbrevictoria.com