

For Sale



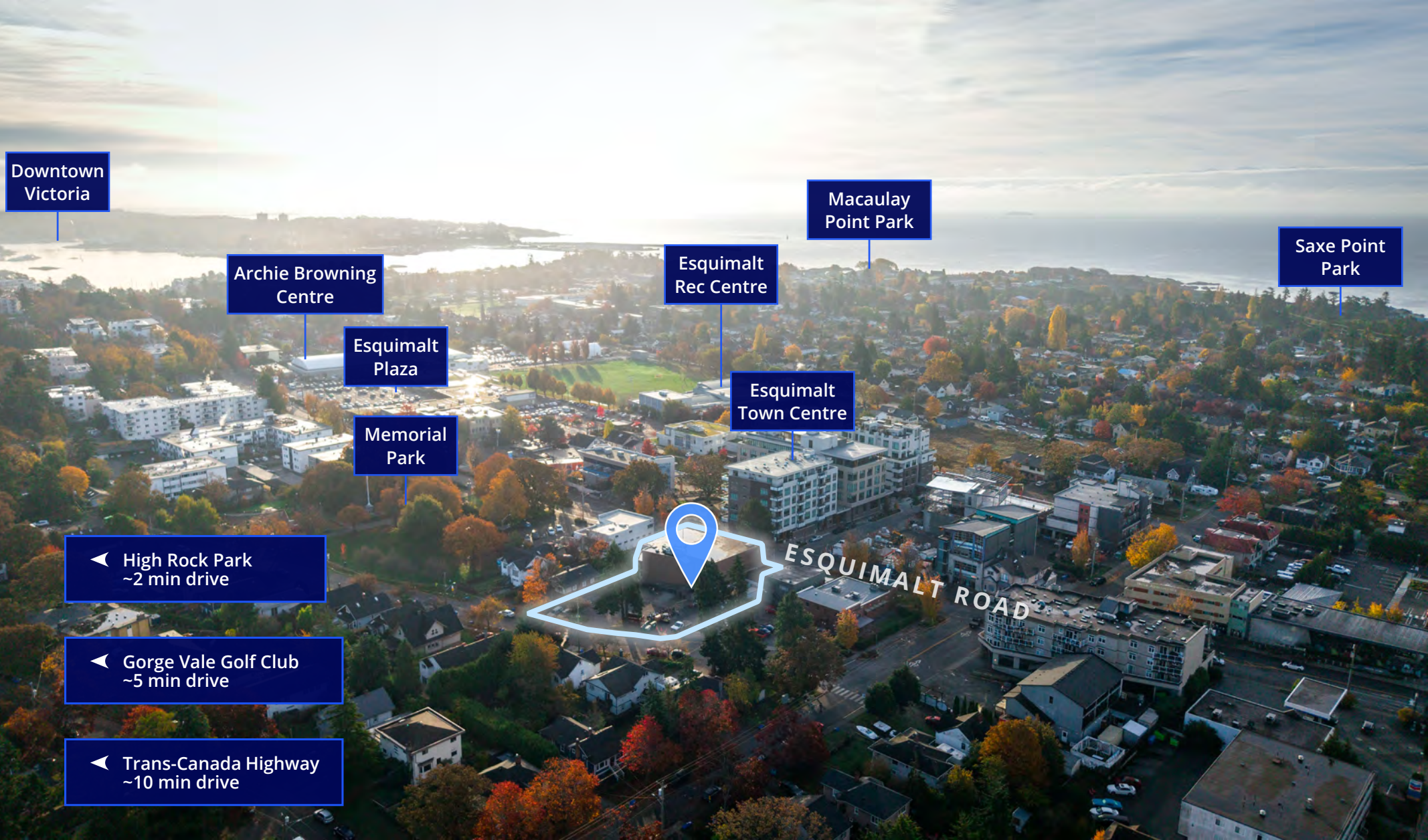
1234 & 1244 Esquimalt Road, Victoria, BC

Esquimalt City Centre – 23,821 SF of  
land with 16,070 SF of 1<sup>st</sup> Class Buildings

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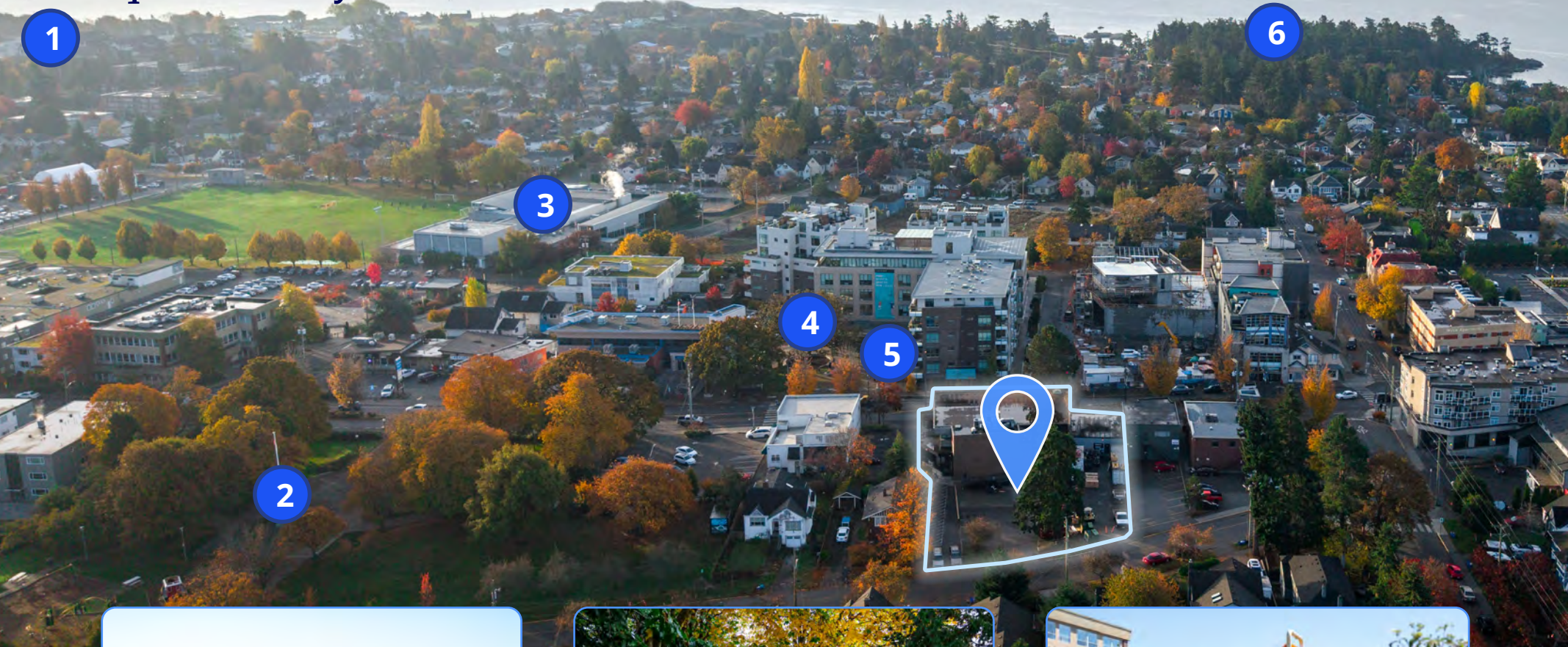
## Property Overview

Currently home to Barnes Powersports Victoria who plan on expanding into a larger building in Greater Victoria, this prominent building is “centre ice” in Esquimalt’s City Centre being only 5 minutes to the City of Victoria, the Department of National Defence and in walking distance to the Esquimalt

Recreation Centre, Memorial Park, Saxe Point, the Library and retail amenities serving this community. The subject property is directly across from the newly developed Esquimalt Town Square.



# Esquimalt City Centre



1 Macaulay Point Park



2 Memorial Park



3 Esquimalt Rec Centre



4 Greater Victoria Public Library



5 Esquimalt Town Square



6 Saxe Point Park

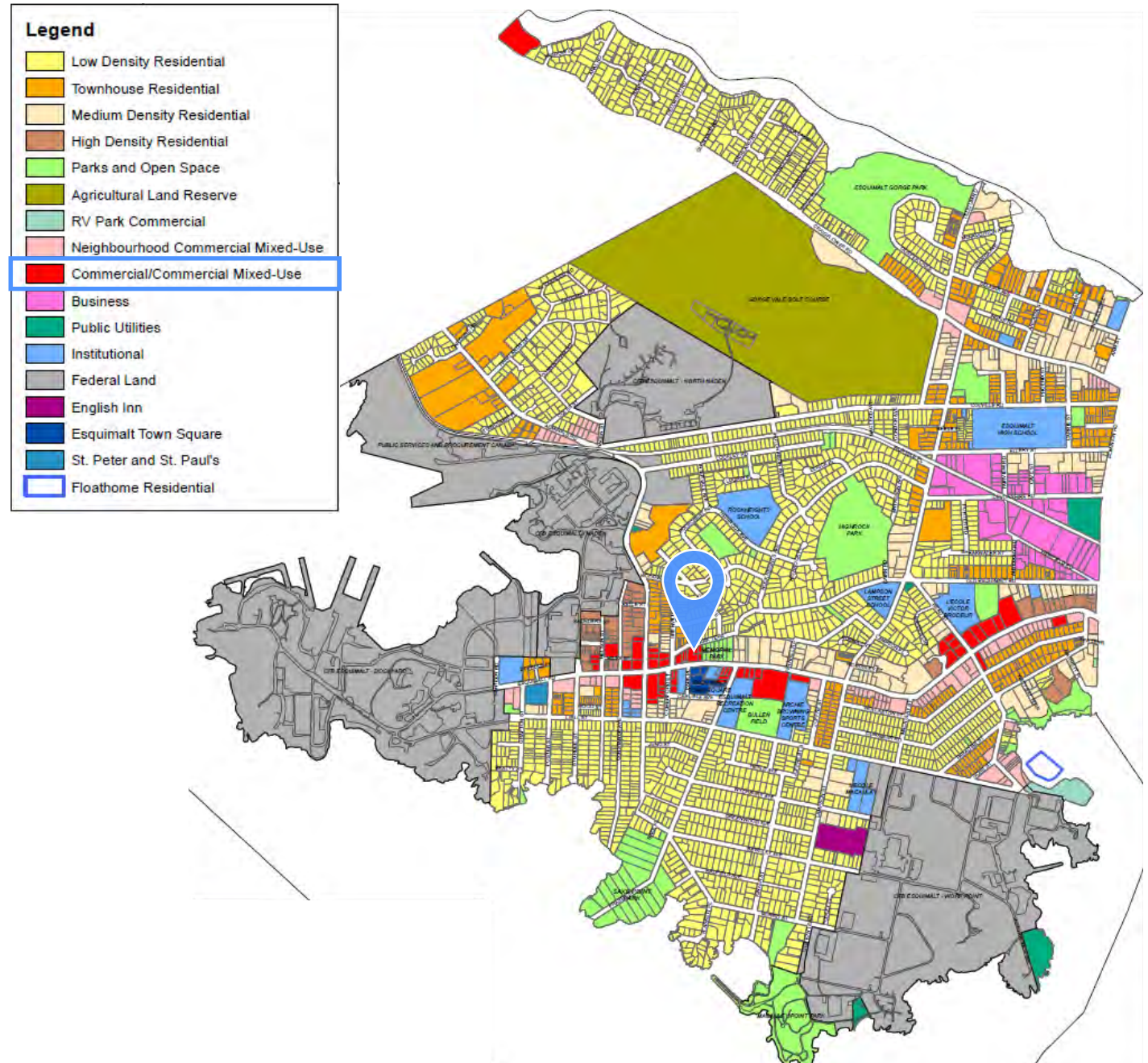
# Esquimalt OCP & Zoning

## Esquimalt Official Community Plan

The Township of Esquimalt has outlined a clear vision within their Official Community Plan (“OCP”) for the development of their City Centre with future Commercial Mixed Use that would see residential above commercial at grade and an allowable density of 3:1 as a floor space ratio for the residential portion of a proposed development.

## Existing Zoning

C-3 Commercial Mixed Zoning allows for a broad range of uses including but not limited to: business and professional office, Assembly use, commercial instruction and education, financial institution, fitness centre, day care, restaurant and retail.



# Property Highlights

## 1234 ESQUIMALT ROAD

Existing Improvements is a three storey concrete commercial building with ±14,619 SF of rentable area which can easily be converted into office, retail, assembly, etc.:

Sunnyside Café:	627 SF
Lower Service:	3,192 SF
Main Showroom:	6,400 SF
2 <sup>nd</sup> Floor Showroom:	4,400 SF
Total SF:	14,619 SF
Site Size:	±18,621 SF with frontage along Esquimalt Road at ±133' and ±67' along Park Terrace.
Legal:	PID: 026-617-340. Lot 1, Suburban Lots 40 and 41, Esquimalt District, Plan VIP80657.



## 1244 ESQUIMALT ROAD

Existing Improvements is a 1,451 SF one storey service commercial building that is being utilized for service.

Site Size:	±5,200 SF with frontage along Esquimalt Road at ±33' and ±39' along Park Terrace.
Legal:	000-028-037 & 000-028-045. Lot 229 & 250, Suburban Lot 40, Esquimalt Land District & Sub Lot 42 Plan VIP2854.
Environmental:	A Phase 1 & II were completed in February 2022 with the conclusion that no further investigation was required.



# 1234 & 1244 Esquimalt Road Exterior



*Aerial View*



*Sunnyside Cafe*



*Rear Side of the Property*



*East Side of the Property*



*Front Side of 1244 Esquimalt Road*



*Rear Side of the Property*

# 1234 & 1244 Esquimalt Road Interior



1234 Esquimalt Road Main Floor



1244 Esquimalt Road Interior



1234 Esquimalt Road Top Floor



1234 Esquimalt Road Basement



Back Offices



1234 Esquimalt Road Lower



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**Asking Price: \$6,900,000.00**

Please contact Ty Whittaker of Colliers Victoria to receive a detailed package of this offering and to discuss the offering process.

**Ty Whittaker**

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