



102A - 1830 Island Highway, Colwood, BC

Property Highlights

- ▶ 2,672 SF retail showroom/warehouse
- ▶ 1,643 SF mezzanine office and storage area
- ▶ Two roll-up 10x12 bay doors
- ▶ Four private offices
- ▶ Five parking spaces

Gary Haukeland*
Senior Vice President
604 691 6693
ghaukeland@naicommercial.ca
*Personal Real Estate Corporation

J-D Murray
Senior Associate
604 691 6664
jdmurray@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

102A - 1830 Island Highway

Colwood, BC

The Opportunity

The property represents a rare opportunity to purchase a 4,315 SF retail strata warehouse constructed in 1981, with a 1,643 SF mezzanine office and storage area (660 SF and 983 SF respectively), and a 2,672 SF retail showroom/warehouse area on the main floor. The showroom area has small kitchenette, washroom, and four offices. The Warehouse is serviced by two roll-up 10x12 bay doors. There are a total of five strata units in the complex – known as the Pacific Rim Center on the Colwood strip – and the property is zoned CS-1 (service commercial). The City of Colwood Official Community Plan designates the existing use for the property as “Colwood Corners, Commercial.”

Location

The property is located on the west side of the Island Highway, between Wale Road and Goldstream Avenue in Colwood, BC. The property has easy highway access to Greater Victoria, with access to all amenities, the rest of the Capital Region, and Vancouver Island.



Gary Haukeland*
Senior Vice President
604 691 6693
ghaukeland@naicommercial.ca

*Personal Real Estate Corporation

J-D Murray
Senior Associate
604 691 6664
jdmurray@naicommercial.ca

NAI Commercial | 1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9
+1 604 683 7535 | naicommercial.ca

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

Property Details

Civic Address

102A - 1830 Island Highway
Colwood, BC V9B 1J24

Legal Description

Strata Lot 2 Section 1 Esquimalt District
Strata Plan VIS5159 Together with an
Interest in the Common Property in
Proportion to the Unit Entitlement of the
Strata Lot as Shown on Form V
PID: 025-238-931

Unit Size

| | |
|------------------|-----------------|
| Mezzanine Office | 660 SF |
| Storage | 983 SF |
| Showroom | 2,672 SF |
| Total | 4,315 SF |

Taxes

\$11,267 (2024)

Zoning & OCP Designation

CS-1 (Service Commercial)

Price

\$1,095,000

