



Colliers

## FOR SALE

510 GORGE ROAD EAST, VICTORIA, BC

Exceptional  
owner-occupier opportunity  
in the heart of Victoria's Industrial  
District.

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# The Opportunity

**510 Gorge Road East** provides an owner-occupier or investor the opportunity to acquire industrial real estate in one of the most highly sought after locations in Greater Victoria.

The Greater Victoria Industrial market is one of the tightest across the country with a Q4 2024 overall vacancy rate of 3.2%. The downtown Victoria industrial vacancy rate has consistently been below 1.0%, resulting in a very competitive rental rate market with very few opportunities for tenants and prospective owner-occupiers to move into ownership positions.

## PROPERTY FEATURES

Environmental	Construction	Foundation	Ceiling Height
<i>Recently completed Phase 2 environmental suggests no further investigation required</i>	<i>Concrete Block with exterior stucco finish</i>	<i>Slab on grade concrete</i>	<i>15' foot clear ceiling height dropping down to 10'11 clear</i>



Built out  
showroom



One (1) Grade Level  
Loading door



Two (2) piece  
washrooms



Three (3) offices



Torch On  
membrane roof



200 AMP Main  
Service



Fully fenced with  
ample parking onsite





# Property Overview



## SALIENT FACTS

Civic Address	510 Gorge Road East, Victoria, BC
Legal Description	Lot 18, Section 5, Victoria District, Plan 983, PID: 008-125-775
Building Area	3,366 SF
Lot Size	9,264 SF
Year Built	1961
Property Taxes (2024)	\$25,403.72

*\*All measurements are approximate and should be verified*

## ZONING

**M2-1 Douglas - Blanshard Industrial District** | Uses under the M-2 Zone are also permitted. Authorized uses include:

- high tech
- call center
- professional services
- retail sales of home furnishings
- home supplies or sporting goods
- bakeries
- banks
- carpet cleaning
- churches
- clubs
- dry cleaners
- garages
- light industry
- processing
- assembly testing
- servicing and repairing

Also including printing and publishing, restaurants, retail, schools, storage lots, vehicle sales and rentals, veterinary hospitals, warehouses, washing vehicles and wholesale.



# Location Overview



## NEARBY AMENITIES

1	Subway	7	Ramen Arashi
2	Pizza Al Forno	8	Tim Hortons
3	Pho U Restaurant	9	Mayfair Shopping Centre
4	Heavenly Desserts Bakery	10	Island Home Centre
5	Namaste Indian Cuisine	11	Uptown
6	Palagio Pizza	12	U-Haul Moving & Storage

### WALK SCORE

93

*Walker's Paradise*

### TRANSIT SCORE

81

*Excellent Transit*

### BIKE SCORE

92

*Biker's Paradise*



7 min - 2Km  
Downtown Victoria

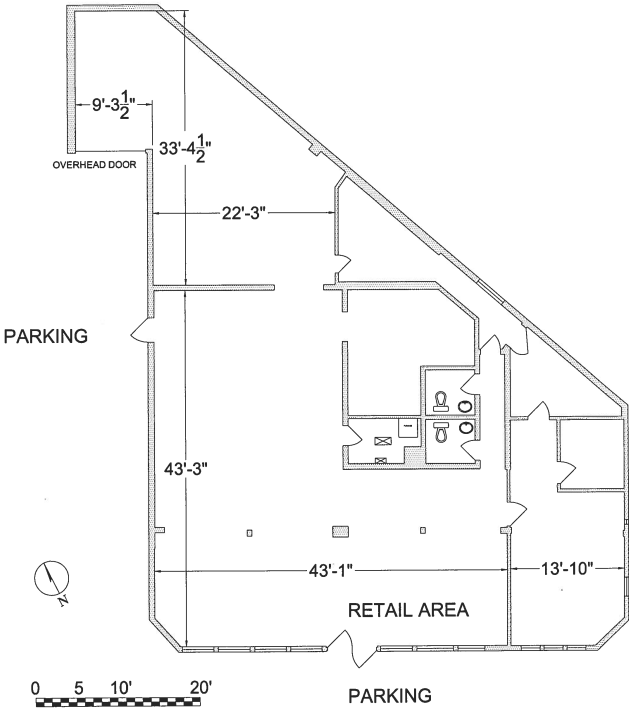
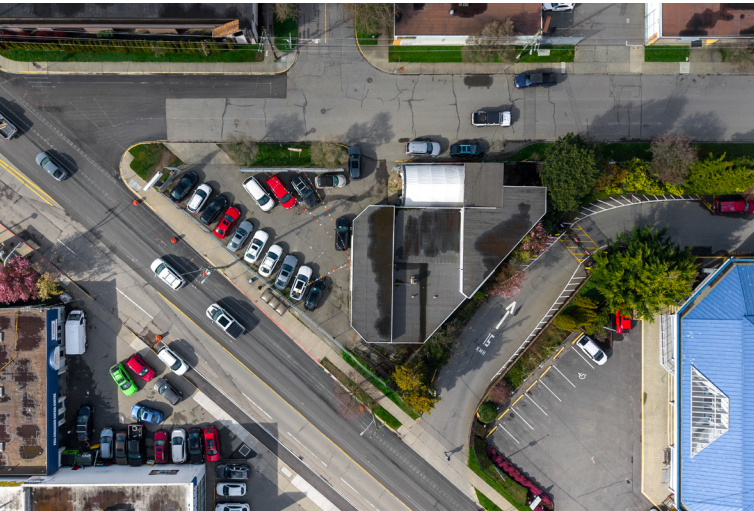
15 min - 13Km  
Langford

8 min - 2.5Km  
Uptown Boulevard

6 min - 2.1 Km  
Mayfair Shopping  
Centre



# Photo Gallery



FLOOR PLAN



510 GORGE ROAD EAST, VICTORIA, BC

## Offering Process

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the Vendor. Offers will be considered on a first come, first serve basis. To receive access to the Colliers virtual data room, please submit a completed confidentiality agreement and disclosure documents to the listing agents below.

ASKING PRICE

**\$1,750,000**



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