

FOR SALE

800 Viewfield Road, Esquimalt, B.C.
Industrial Property with Development Upside



Exceptional Investment & Development Opportunity

Rarely available, large well located Light Industrial
property in a very desirable area of Esquimalt

Call to arrange a viewing or for more information

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Property Overview

Opportunity: Large Industrial zoned property in a highly desirable area of Esquimalt just minutes from downtown with convenient access to major transportation routes in and around the City. With just 35% site coverage, the property has significant development upside while providing the owner with strong rental income.

Premises: The main warehouse and office are occupied by Monk Office Supply while the lower warehouse is leased to Add2Cart Delivery Services. Both Tenants have strong financial covenants. Both leases have Early Termination clauses in favour of the Landlord. Copies of the Leases and rental information are available upon execution of a NDA.

Lot: The approx. 71,376 sq.ft. lot (1.64 acres) is asymmetrical with excellent access and egress for any size truck or tractor trailer.

Two neighbouring residential lots totaling 12,500 sq.ft. have recently been available for sale.

Legal:

800 Viewfield Rd: Lot A, Sections 11 & 32, Esquimalt District, Plan 19847, PID 001-510-126

880 Hereward Rd: Lot 4, Section 32, Esquimalt District, Plan 296, PID 001-510-053

Environmental: A Stage 1 Environmental report was recently completed by Wittich Environmental Services. The report and related environmental information are available upon execution of the NDA.

Zoning: The combination Light Industrial I-1 zoning in Esquimalt and M-1 zoning for the Victoria portion of the property permit a wide range of uses including but not limited to manufacturing, laboratory, warehouse, office, service and repair, restaurant and accessory retail.

Financing: Treat as clear title.

Purchase Price: \$9,850,000

Site Plan



Location



NAI Commercial (Victoria) Inc.
Commercial Real Estate Services, Worldwide.

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