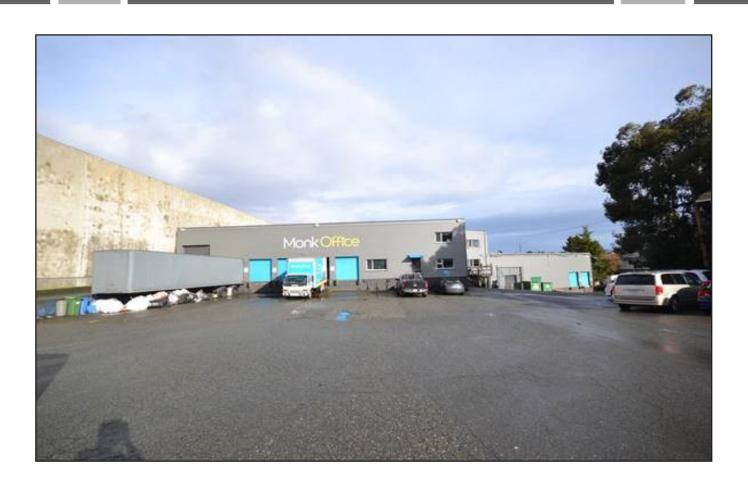
## **FOR SALE**

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



(250) 381-2265 EXT. 126 kpirie@naicommercial.ca

NAI Commercial (Victoria) Inc. Ste.200 - 569 Johnson Street Victoria BC Canada V8W 1M2 www.naivictoria.ca



# 800 Viewfield Road, Esquimalt, B.C.

## **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

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

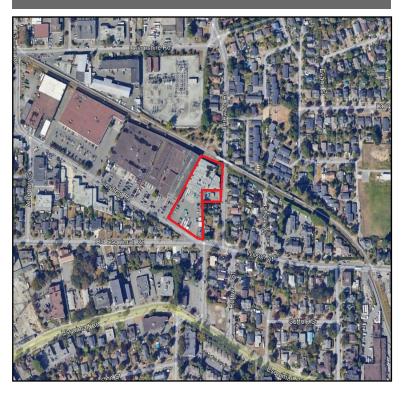
**KEVIN PIRIE** 

(250) 381-2265 EXT. 126 kpirie@naicommercial.ca

### Site Plan



## Location



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