

Second Price Reduction



For Sale

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Fully Finished Strata Office in Colwood

216 - 611 Brookside Road, Colwood, BC

# Property Overview

Fantastic second floor office space in the Latoria Walk neighbourhood. Exceptional natural light from windows overlooking protected green space.

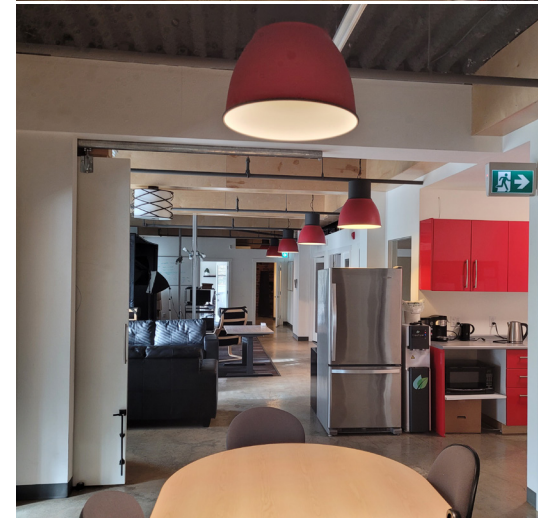
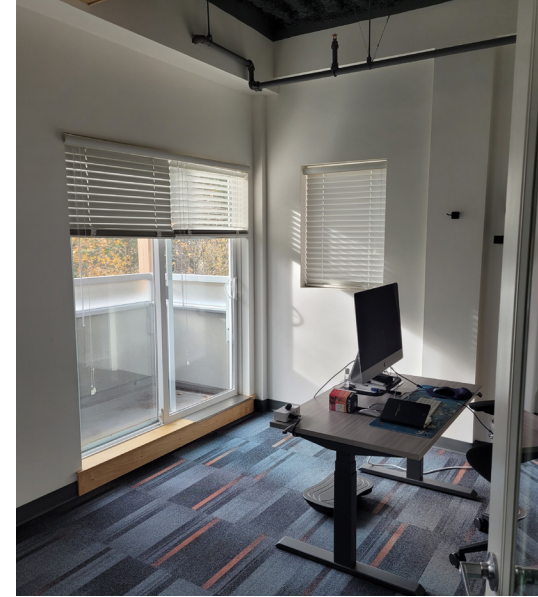
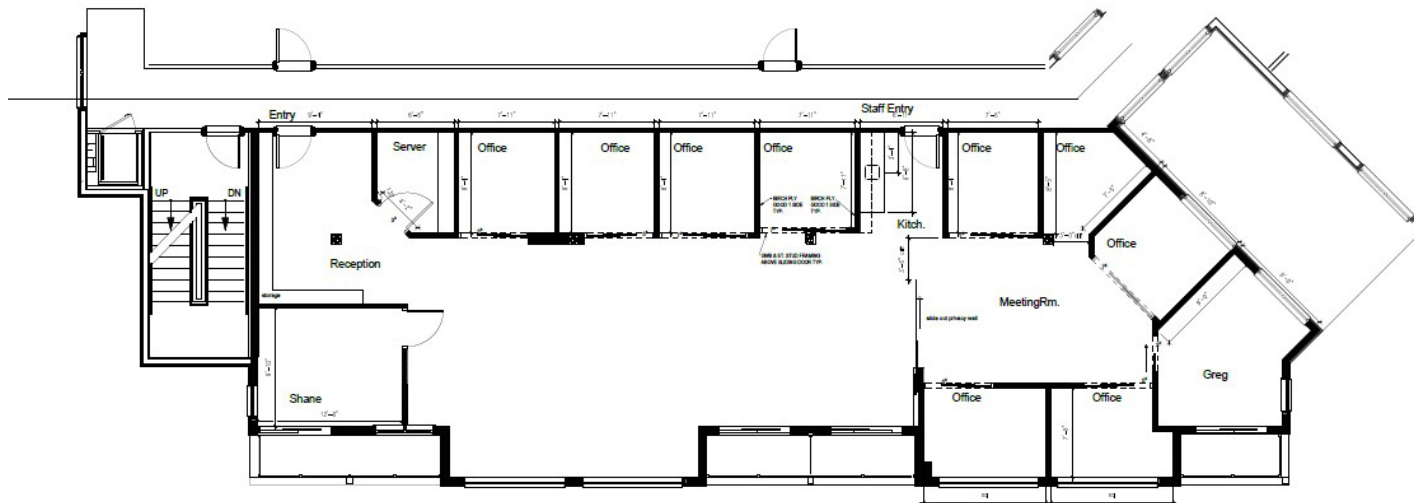
This mixed use building has Red Barn Market and IDA Pharmacy on the main floor, four strata office units on the second floor, and residential units on the 3rd and 4th floors.

The subject unit has a highly functional layout that can easily be re-used or modified as needed. There is both on common and exclusive parking on the property.

## Legal Description:

Parcel Identifier: 029- 457- 581, Strata Lot 43, Section 61, Esquimalt District, Strata Plan EPS506 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.

## Floor Plan



This exceptional commercial unit has the following features:



Extensive glazing facing green space allows for ample natural light



Deck areas with direct access from the unit



Efficient office build-out with kitchenette



Common shared parking and five exclusive parking stalls



Common area washrooms



2,215 square foot strata lot





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Asking Price:  
~~\$1,350,000~~  
~~\$1,300,000~~  
**\$1,250,000**

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