

**AVISON
YOUNG**

For Sale
491 - 495 Dupplin Road
Victoria, BC



~10,700 sq. ft. mixed-use investment over two buildings

Opportunity to purchase a 100% leased, well-maintained, mixed-use investment property with strong income in an exceptional area.

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**Personal Real Estate Corporation*

For Sale

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Victoria, BC

Property Details

MUNICIPAL ADDRESS

491 - 495 Dupplin Road

PID

006-449-841

LEGAL DESCRIPTION

LOT 8, PLAN VIP2336, SECTION 7,
VICTORIA LAND DISTRICT, EXCEPT PLAN
47287

YEAR BUILT

1989 (According to BC Assessment)
(Extensively upgraded in 2005)

ROOF TYPE / AGE

Metal / 2005

LOT SIZE

10,221 SF (According to BC Assessment)

BUILDING SIZE

Approx 10,700 SF

ZONING

DOUGLAS STREET WEST ZONE • M-1DW

PARKING

20 Stalls

PROPERTY TAXES (2023)

\$47,314

ASKING PRICE

\$3,600,000

Opportunity

To purchase 491–495 Dupplin Road, two buildings extensively improved in 2005, with 6 separate leasable areas consisting of warehouse, office, retail/showroom and residential. The buildings are 100% leased on long term leases to strong local and national tenants, fully net to the Landlord. The Seller is a current occupier of one office unit and one warehouse unit and will lease-back on at negotiated terms.

Location

The subject property is located in the Tennyson Industrial District in Saanich's Uptown Douglas local area plan, one of Greater Victoria's principal employment areas. Easily accessible from all of Greater Victoria's core municipalities, by car, bike or local transit.



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Offering Process

Detailed information is available to qualified purchasers upon execution of a non-disclosure agreement.

Offers will be considered by the Vendor on a first-come, first-serve basis.

Contact us for more information

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**CANADA'S
BEST
MANAGED
COMPANIES**

Platinum
member

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