



FOR SALE

Industrial Owner Occupier Opportunity

17 - 831 Devonshire Road,
Esquimalt, BC

Colliers is pleased to offer for sale a 100% interest in #17-831 Devonshire Road, a +/- 3,445 square foot warehouse with +/- 1,634 square feet of second floor mezzanine space. Located in a highly sought after industrial strata complex in Esquimalt's industrial node.

Presented by:

John Fayad* **Ed Adams*** **Marc Foucher***

**Personal Real Estate Corporation*

Salient Facts

CIVIC ADDRESS

Unit 17 – 831 Devonshire Road, Esquimalt, BC

LEGAL DESCRIPTION

STRATA LOT 17, SECTION 10, ESQUIMALT DISTRICT, STRATA PLAN 788 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

PID

000-766-755

MAIN FLOOR

3,445 SF (per BC Assessment)

MEZZANINE

+/- 1,634 SF

TOTAL AREA

+/- 5,079 SF

ZONING:

I1 – Light Industrial: Uses include, but aren't limited to, automobile servicing and body shop, beverage manufacturer, business or professional office, catering service, fitness centre, food preparation, light manufacturing, veterinary clinic, and warehousing.

CEILING HEIGHT

16' clear span, the mezzanine area is estimated at 8'

GRADE LEVEL

Overhead Door: 10' x 16'

POWER

125 amp, wired for alarm system

CURRENT MONTHLY STRATA FEE

\$690.04 (inclusive of GST)

GROSS TAXES 2023

\$14,772.00

FINANCING

Treat as clear title

PRICE

\$1,800,000.00



FIVE (5) PARKING STALLS



OWNER OCCUPIER OPPORTUNITY

Rare opportunity for an owner-occupier looking to own the real estate in which they operate.



FULLY INSULATED WORKSHOP

Location

831 Devonshire Road is centrally located in the township of Esquimalt, only 5 minutes from Victoria's downtown core, 5 minutes to Saanich's Uptown area, and 10 minutes to the Westshore. This area of Esquimalt is ideal for service commercial and warehousing uses.



87
WALK SCORE



97
BIKE SCORE



17 - 831 Devonshire Road
ESQUIMALT, BC

[DOWNLOAD CA](#)

Offering Process *(first come first serve basis)*

The property is being offered where qualified parties are asked to sign a Confidentiality Agreement and return to Colliers prior to gaining access to the virtual data room. Tours will be scheduled following the initial marketing launch and offering instructions will be provided.

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