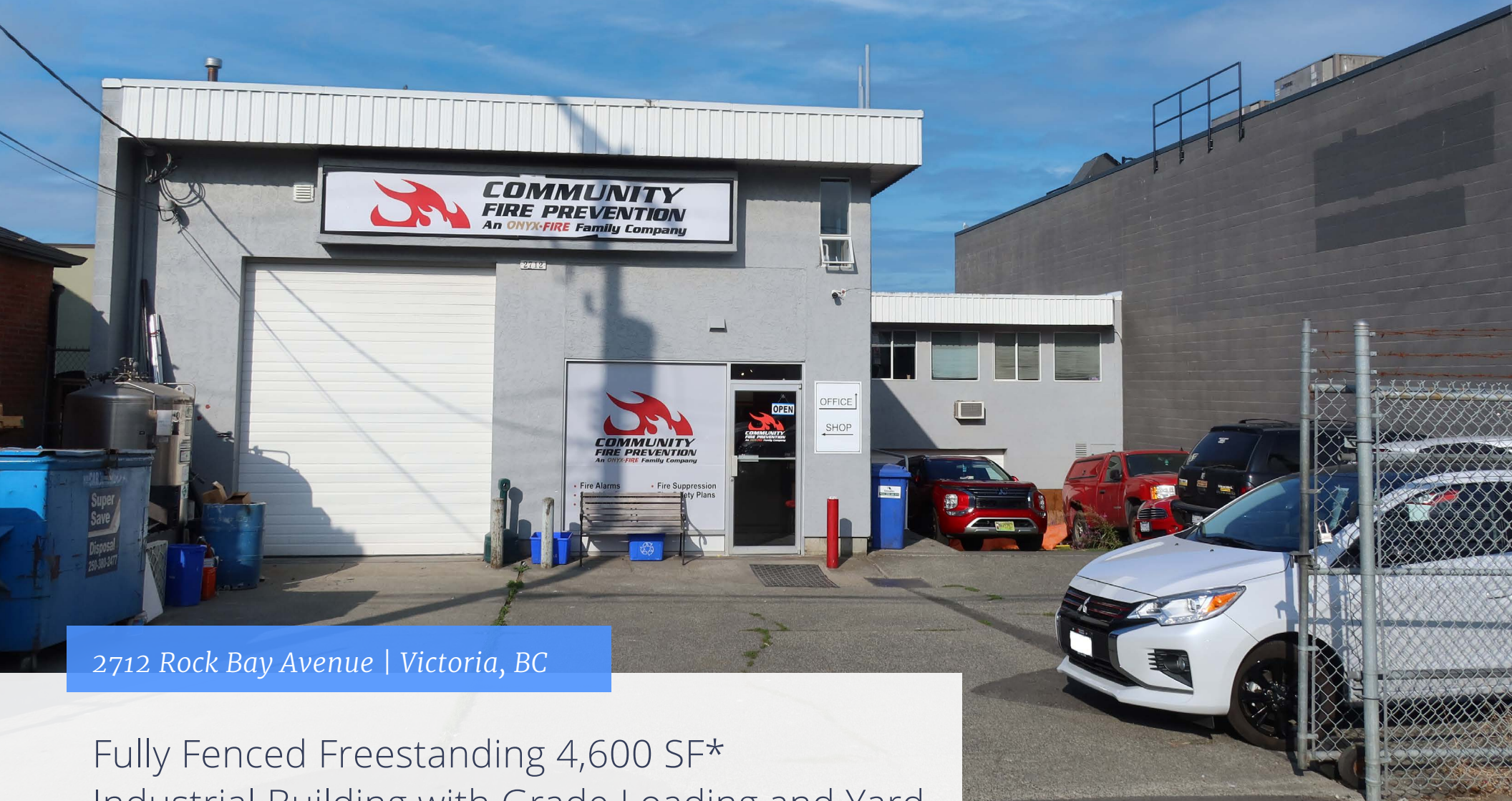


FOR SALE

Colliers



2712 Rock Bay Avenue | Victoria, BC

Fully Fenced Freestanding 4,600 SF\*  
Industrial Building with Grade Loading and Yard



# Salient Facts

2712 Rock Bay Avenue, Victoria, B.C.

Legal Description	LOT 27, BLOCK Q, SECTION 4, VICTORIA DISTRICT, PLAN 33-A, EXCEPT THE WESTERLY 28 FEET THEREOF, PID: 005-518-296
Year Built	Circa 1987
Land Size	5,520 SF according to BC Assessment Authority
Zoning	M-2 Light Industrial District
Parking	+/- 6 parking stalls on site with hourly street parking along Rock Bay Avenue
Power	Three phase with 200 AMP
Loading Door	One (1) grade loading door (16'5") and one (1) double car garage door (8')
Roof	Torch on membrane (2012)

## Building Areas\*

Ground Floor	2,400 SF
2 <sup>nd</sup> Floor	1,200 SF
Mezzanine	1,000 SF
<b>Total:</b>	<b>4,600 SF</b>

\*All area measurements are approximate.  
Interested parties are to verify for themselves.



## Building Summary

### Ground Floor

- Reception/showroom area with display area, parts room/storage, warehouse, and one-piece washroom.

### 2<sup>nd</sup> Floor

- Foyer area, reception area, one office with adjoining work area, 2-piece bathroom and two storage areas.

### Mezzanine

- Secondary reception and offices.

### Basement Level

- Full height with a storage area and compression room.

## Availability

*Vacant possession can be provided no later than January 1, 2026.*

*Please contact the listing agents for investment details or further information on the existing tenancy.*





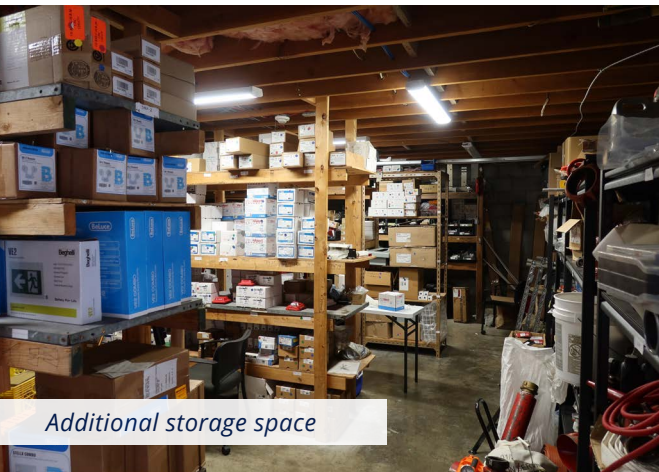
Building exterior



Reception area



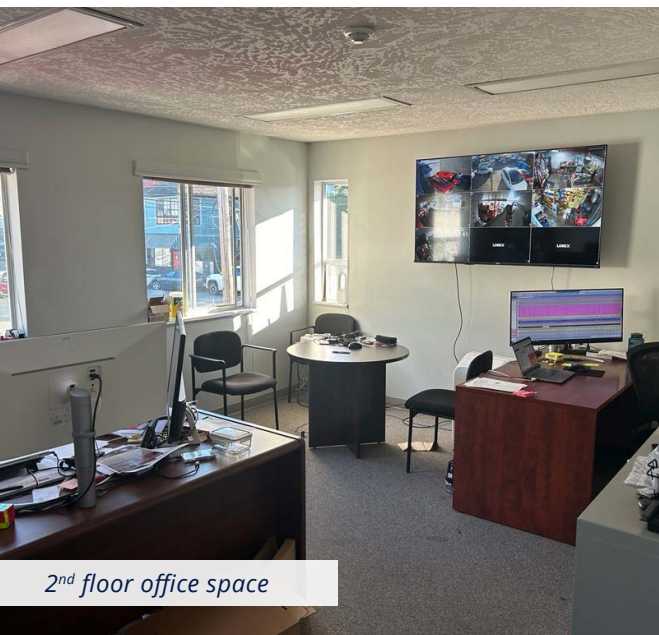
Warehouse under mezzanine



Additional storage space



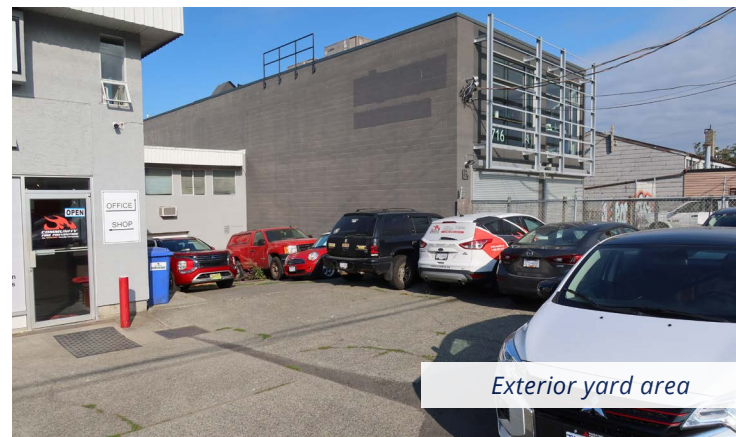
2nd floor office space



2nd floor office space



2nd floor kitchen/boardroom



Exterior yard area





Listing Price: \$1,899,000

For more information about this offering, please contact:

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