

**AVISON
YOUNG**

For Sale

**302 – 4400 Chatterton Way
Victoria, BC**



Rare opportunity to purchase and occupy a modern third-floor office strata unit at Broadmead Office Park, featuring an efficient floor plan and large private patio

Nathaniel Simpson

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James Murray

Personal Real Estate Corporation

Vice President

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4400 Chatterton Way
Unit 302

Broadmead Office Park
Victoria, BC

Property Details

MUNICIPAL ADDRESS

4400 Chatterton Way, Victoria BC

AVAILABLE UNIT

Unit 302 (Strata Lot 23)

PID

031-945-503

YEAR BUILT

1998

STRATA AREA

1,805 sq. ft.

ZONING

C-4B Office Zone (Saanich)

PARKING

Ample parking on-site

PROPERTY TAXES (2024)

\$18,076

MONTHLY STRATA FEES

\$1,300.17

AVAILABLE

July 1, 2025

ASKING PRICE

\$1,250,000

Opportunity

Rare opportunity to occupy strata office space in the Aspen Building at Broadmead Office Park. The unit is located on a southwest-facing corner and benefits from ample natural light, along with a west-facing patio. The premises are improved to a modern office standard featuring a welcoming reception area, large boardroom, six offices, storage room, copy room, and a kitchenette.

Location

The subject property is accessible off the Pat Bay Highway and Quadra Street, in between Saanich's Broadmead, Royal Oak, and Vanalman commercial nodes. This puts the location minutes from many shopping areas in the immediate vicinity and a five minute drive from Uptown Shopping Centre, fifteen minutes from the downtown core and twenty minutes from YYJ and BC Ferries.

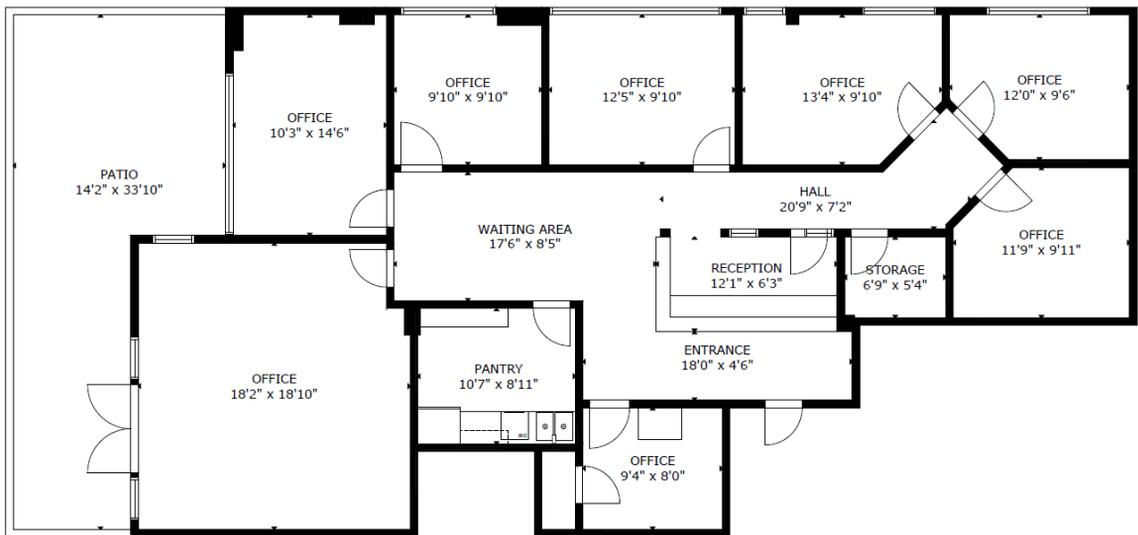


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Unit 302

Broadmead Office Park
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Floor Plan





Points of Interest

- | | |
|--------------------------------------|---|
| 1. Broadmead Village Shopping Centre | 5. Red Barn Market |
| 2. Royal Oak Shopping Centre | 6. Bird of Paradise Pub / Bird Liquor Store |
| 3. Fireside Grill / Med Grill | 7. Commonwealth Place |
| 4. Shady Oaks Plaza | |

Contact us for more information

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Platinum member

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