

# For Sublease

Unit 102 – 734 Aldebury Street  
Victoria, BC



## 1,751sf Light Industrial Warehouse with Flexible Zoning

- ✓ Central location in Esquimalt, with easy access to/from other municipalities
- ✓ Move-in-ready space with racking in place and included if needed
- ✓ Two large grade level loading doors
- ✓ Flexible zoning allows for wide variety of uses
- ✓ One parking stall on site + visitor stalls

### Contact Us

#### **Stewart Harney**

Associate

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#### **Amanda Neal PREC\***

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**AVISON  
YOUNG**

AY Victoria Realty Ltd.

# 734 Aldebury Street

## Victoria, BC

### UNIT

102

### SIZE

1,751 SF

### GROSS RENT

\$4,000 per month

### AVAILABLE

Immediately

### PARKING

One Dedicated Stall

### SUBLEASE TERM

Expires October 31, 2027

### ZONING

I1 – Light Industrial

Permitted uses include but are not limited to:

- ✓ Light manufacturing
- ✓ Warehouse & Storage
- ✓ Wholesale and Accessory Retail
- ✓ Laboratory
- ✓ Veterinary
- ✓ Fitness Centre
- ✓ Charitable Organization Office
- ✓ Personal Service Establishment
- ✓ Commercial Instruction & Education

Note that automotive uses are not permitted by the landlord

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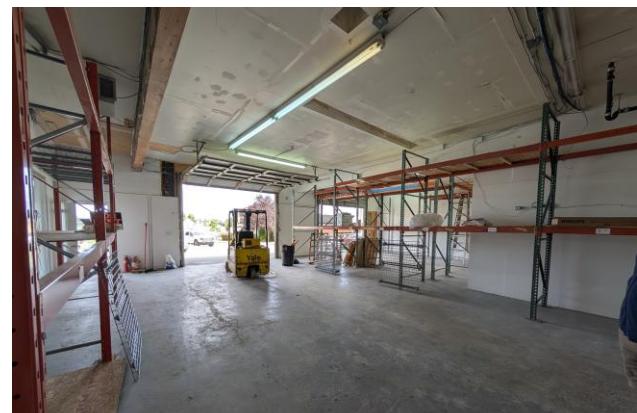
Senior VP

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## The Opportunity

Great opportunity to lease light industrial warehouse space in a central location within Greater Victoria. The subject premises is ideally located closest to the street with excellent signage opportunity, exposure and easy access. Improved with two bay doors, a 200-amp electrical capacity, a two-piece washroom and racking that can come with the premises. With a gross sublease being offered initially (expiry October 31, 2027), this is well-suited to a wide variety of businesses.



# Floor Plan

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## FIRST FLOOR

