



Commercial
Mixed Use
Property

Esquimalt Road

Russell Street

Milne Street

SUBJECT

FOR SALE | 225 Russell Street, Victoria, BC

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Colliers
INTERNATIONAL

OPPORTUNITY | Colliers Victoria is pleased to present a rare standalone mixed-use Industrial Warehouse/Office building just minutes from the downtown core. Featuring 10,445 sq ft. of total space between the warehouse, mezzanine and office areas. The building also features fantastic signage opportunity and 4,000+ sq ft. of on-site gated parking and bike storage.

LOCATION

The Property is conveniently located at 225 Russell St. with access off of Esquimalt Rd. in close proximity to both the Vic West and Esquimalt Industrial areas. The building has south facing water views of Victoria's Inner Harbour from the deck of the third floor office space, in an amenity rich area with desirable transit and walk scores.

FEATURES

- » **Gross Floor Area** - 10,445 sq ft.
- » **Rental Areas:**
 - Warehouse Area - 7,080 sq ft.
 - Mezzanine Area - 976 sq ft.
 - Office Area - 3,365 sq ft.
- » **Yard Improvements:** Yard parking area +4,000 sq ft.
- » 1 Grade level loading door 10' x 10'
- » **Ceiling Height:**
 - Warehouse - +20-22'
 - Office - +8'
- » **Electrical:** 400 amp main service
- » **Heating:** Ceiling mounted oil-fired, forced hot air unit in the warehouse area, plus electric baseboard and floor radiant heaters in the office areas
- » **Washrooms/Kitchen:** Two 2-piece washrooms located on the 2nd and 3rd floor office space and 1 kitchenette on the 2nd floor, plus one 3-piece washroom and kitchenette on the 1st floor





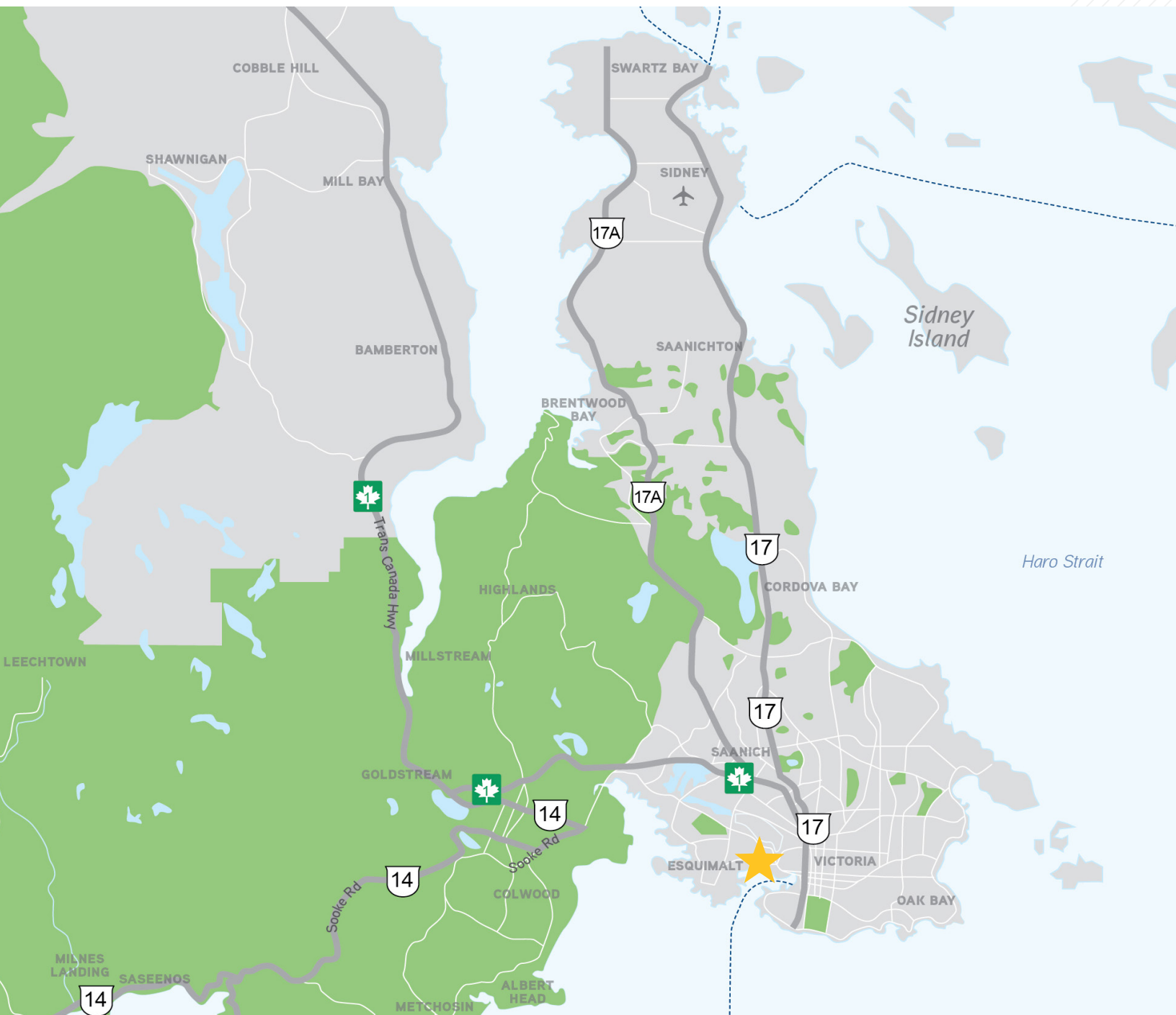
ZONING

The subject property is zoned M-1 (Marina (Land) Commercial). This zoning permits a wide range of uses including but not limited to: boat rental and passenger charter, marine retail store, marine related business and professional offices, pleasure and commercial boat sales and services, restaurants, and accessory residential, subject to Section 26.

AVAILABLE SPACE

Civic Address:	225 Russell Street, Esquimalt, B.C.
Legal:	LOT A, PLAN VIP17917, SECTION 31, VICTORIA LAND DISTRICT PID: 003-846-415
Gross Leasable Area (approx.):	10,445 SF
OCP Designation:	Commercial/ Commercial Mixed Use
Zoning:	M-1
Building Age:	Original Warehouse 1965, Office Additions 1990-1992
Roof:	Built-up tar and gravel on the office section and corrugated metal on the warehouse sec- tion, 10 yrs old.
Taxes:	\$35,702 for 2019

SALE PRICE: \$3,450,000



CONTACT US

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