

For Sale

**Price Reduced**

# Move-in Ready Strata Units in Shoal Point

Suite 220 - 19 Dallas Road | Victoria, BC

**Colliers**

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# The Opportunity

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This is a rare opportunity for an owner occupier to secure turnkey office space in the high profile Shoal Point development – ideal for businesses looking to establish a presence in a professional, well managed building in a convenient location.

Strata Lot 223 and 224 have been designed and built as one contiguous space of 2879 SF.

Currently occupied by a professional firm the existing layout includes:

- » 6 offices (5 with large exterior windows)
- » 1 large meeting room/additional office space
- » 7 work stations
- » Storage area
- » Large inviting reception
- » Large kitchen
- » Private washrooms
- » 3 underground parking stalls

Shoal Point is an award winning steel and concrete building, and is known for its iconic architecture. The office enjoys a bright corner location with large arched windows and prime waterfront views.

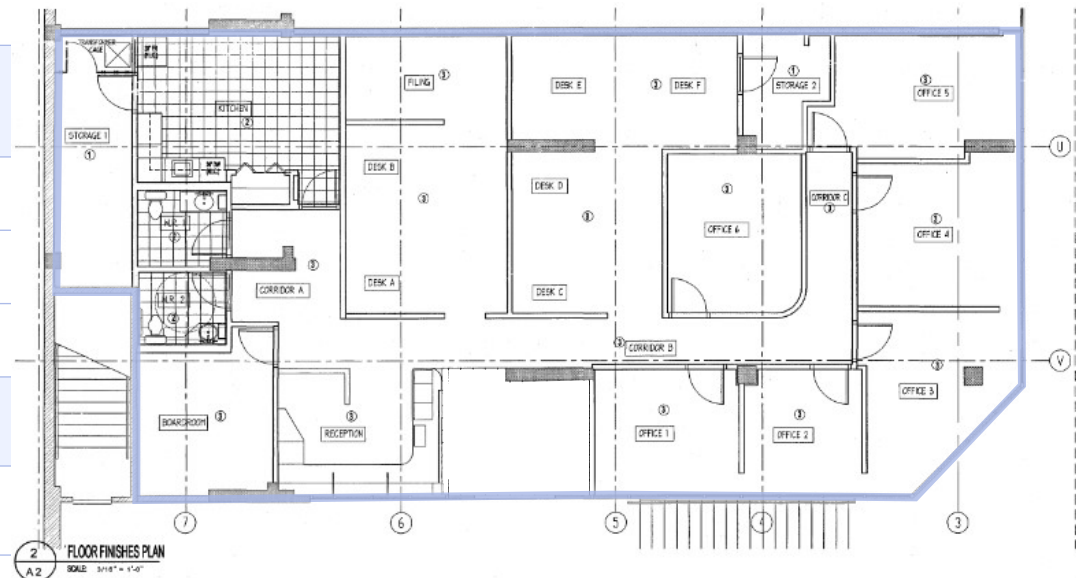


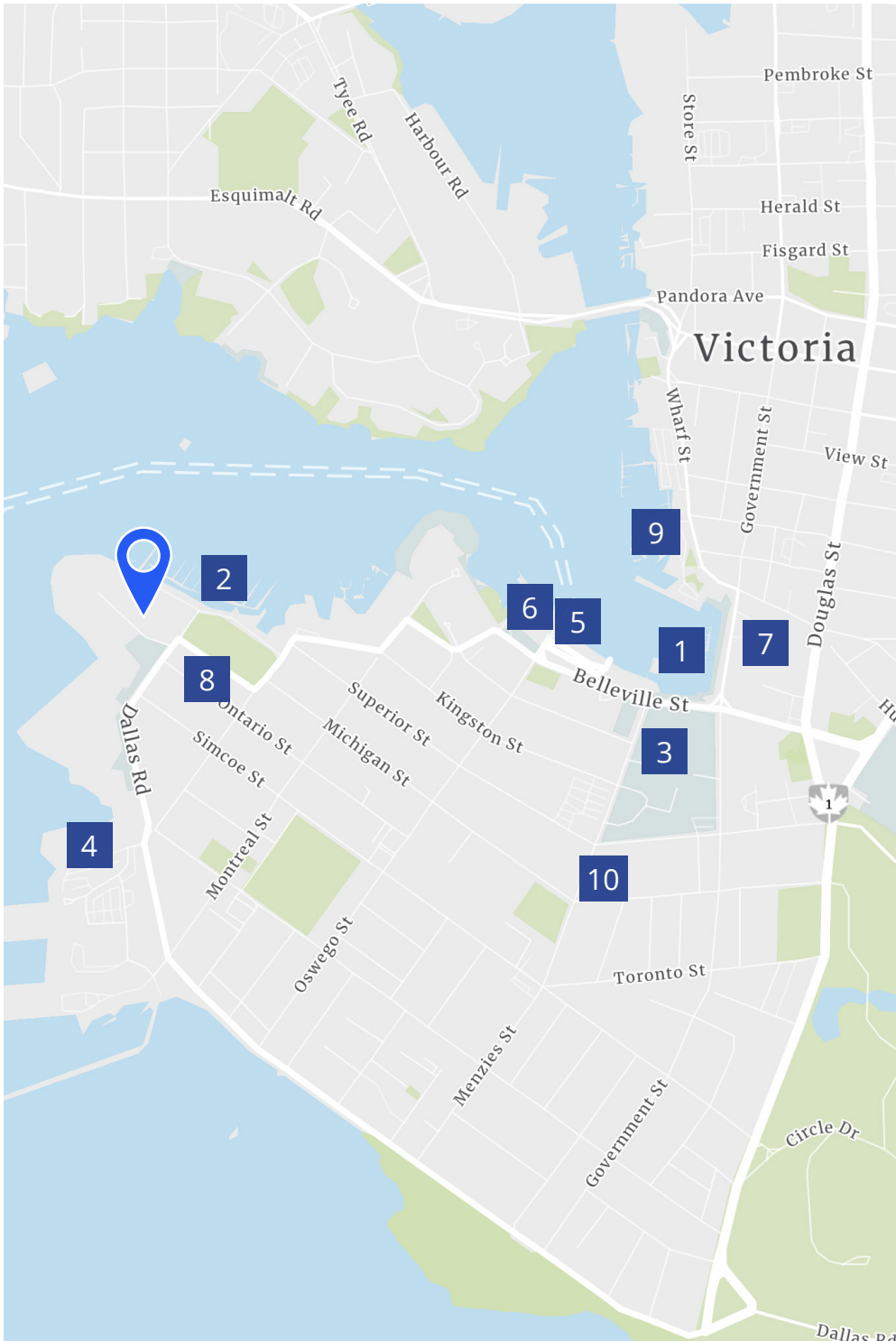
# Property Overview

## SALIENT FACTS

<b>Reduced Purchase Price</b>	<b>\$1,660,000.00</b>
<b>Municipal Address</b>	220-19 Dallas Road, Victoria, BC
<b>Legal Address &amp; PID</b>	<p>Lot 223: Strata Lot 223 of Lots 1352, 1352A, 1365, 1366, 1367, 1368 and 1369, Victoria City and Part of Beckley Farm, Strata Plan VIS5030; PID: 025-682-580</p> <p>Lot 224: Strata Lot 224 of Lots 1352, 1352A, 1365, 1366, 1367, 1368 and 1369, Victoria City and Part of Beckley Farm, Strata Plan VIS5030; PID: 025-682-598</p>
<b>Year Built</b>	Phase 3 completed in 2003
<b>Parking</b>	3 parking stalls Lease: CA9346355
<b>Site area</b>	<p>Lot 223: 1547 SF</p> <p>Lot 224: 1332 SF</p> <p><b>Total: 2879 SF</b></p>
<b>Zoning</b>	MS-2 Zone, Huron Residential & Marine Service District
<b>Monthly Strata Fees</b>	\$2,749.82 including GST

<b>2026 Assessment</b>	<p>Lot 223: \$823,000.00</p> <p>Lot 224: \$713,000.00</p> <p><b>Total: \$1,536,000.00</b></p>
<b>2025 Property Taxes</b>	<p>Lot 223: \$14,988.00</p> <p>Lot 224: \$12,889.00</p> <p>Parking: \$1,222.53</p> <p><b>Total: \$29,099.53</b></p>





# Location Overview



Shoal Point is set on the inner harbour's southern arm and fronts Fisherman's Wharf which features restaurants, a marina, and a Victoria Harbour water taxi stop. It is just a short walk to several other restaurants and coffee shops, as well as to downtown Victoria. The zoning allows for a range of uses including retail, professional offices, restaurants, marine commercial, environmental or information technology and research.

The office is directly on transit routes, close to shopping and the downtown core, enjoys a waterfront location, plus lots of walkways and greenspace nearby.

1	Inner Harbour	6	FRS Clipper Steamship Terminal (Seattle)
2	Fisherman's Wharf	7	Fairmont Empress
3	Legislative Building	8	Finest at Sea Seafood
4	Helijet	9	Harbour Air
5	Black Ball Ferry (Port Angeles)	10	Red Barn Market

**73**  
Walk Score

**72**  
Transit Score

**81**  
Bike Score

# Exterior Gallery



- |                                  |                            |
|----------------------------------|----------------------------|
| Barb's Fish & Chips              | Puerto Vallarta Amigos     |
| Victoria Harbour Ferry           | The Fish Store & More      |
| Hi Gear Crab Sales               | Jackson's Ice Cream        |
| SHOAL POINT COFFEE HOUSE         | <b>Coco Grill</b>          |
| Eagle Wing Whale Watching        | Keep Reef Kayaking         |
| Pirate Pizza Co.                 | Beasley's Fishing Charters |
| 4 Winds Nest - Artisans Boutique |                            |
| Sweets, Mini Donuts              |                            |

# Interior Gallery





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Victoria, BC

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**\$1,660,000**

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