



639 Pembroke Street, Victoria, BC

Light Industrial Building in Downtown Victoria **for sale**

Rare opportunity to acquire a high-profile industrial asset in downtown Victoria. The subject property presents a unique opportunity for an investor or owner-occupy to purchase a freestanding automotive repair service shop. The subject property is centrally located on Pembroke Street between Douglas Street and Government Street. The building offers approximately 2,700 square feet of freestanding warehouse/shop space on the main floor with an additional 800 square feet of second level office/storage space.

Accelerating success.



12' grade level loading doors



10 on-site parking stalls



Secure gated parking lot



14' foot clear in warehouse/shop

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639 Pembroke Street

Features:

- Clean Phase 1 Environmental Report available dated May 4th, 2021
- 14' foot clear in warehouse/shop
- Two 12' foot grade level loading doors
- Secure gated parking lot
- On-site parking for 10 parking stalls.
- Single Phase 400 AMP Power
- Gas forced air heating



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Property Overview



Average
household income
\$76,604



Current
population (5km radius)
174,885



Average Age (5km radius)
44



Unemployment
rate within 5 km
5.8%

Salient Facts

Address:	639 Pembroke Street, Victoria, BC
Legal Description:	Lot 884, Victoria City, PID: 009-392-262
Building Size:	3,500 SF
Year Built:	1991
Zoning:	Douglas – Blanshard Industrial District (M2-1 Zone)
Gross Taxes (2020) :	\$18,089

Tenant

The subject property is currently tenanted by Dunsmuir Super Service who has been a long-term tenant for years. The current lease expires January 31st, 2022 with no further renewal options.





Offering Process

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the vendor. Offers will be considered on a first-come, first-serve basis.

To receive access to Colliers virtual data room, please submit a completed confidentiality agreement and disclosure documents to the listing agents below.

Asking Price: \$1,950,000

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