

# FOR SALE 212-284 Helmcken Road, Victoria | BC

## Opportunity

- Fully built out professional strata office unit, with abundant natural light.
- Located within a professionally oriented complex with ample parking.
- Two (2) reserved secure parking stalls included
- Located at a corner intersection with fantastic exposure to thousands of vehicles each day

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Asking Price:

\$515,000

#### COLLIERS INTERNATIONAL

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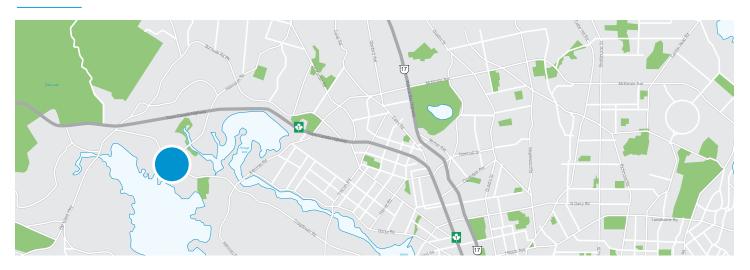
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#### Location



### Improvements

- 2 Kitchen areas
- Reception/open area
- 4 offices
- Private Bathroom and Shower

#### Unit Details

- Zoning: C-1
- Taxes: \$5,590 (2019)
- 2019 Monthly Strata Fees: \$608.54 GST incl.
- Parking: Two (2) parking stalls included in purchase
- Possession: January 1<sup>st</sup>, 2021 (potential for earlier occupancy)

#### Unit Size

• 1,318 SF

#### Asking Price

• \$515,000

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