



102A - 1830 Island Highway, Colwood, BC

Property Highlights

- ▶ 2,672 SF retail showroom/warehouse
- ▶ 1,643 SF mezzanine office and storage area
- ▶ Two roll-up 10x12 bay doors
- ▶ Four private offices
- ▶ Five parking spaces

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The Opportunity

The property represents a rare opportunity to purchase a 4,315 SF retail strata warehouse constructed in 1981, with a 1,643 SF mezzanine office and storage area (660 SF and 983 SF respectively), and a 2,672 SF retail showroom/warehouse area on the main floor. The showroom area has small kitchenette, washroom, and four offices. The Warehouse is serviced by two roll-up 10x12 bay doors. There are a total of five strata units in the complex – known as the Pacific Rim Center on the Colwood strip – and the property is zoned CS-1 (service commercial). The City of Colwood Official Community Plan designates the existing use for the property as “Colwood Corners, Commercial.”

Location

The property is located on the west side of the Island Highway, between Wale Road and Goldstream Avenue in Colwood, BC. The property has easy highway access to Greater Victoria, with access to all amenities, the rest of the Capital Region, and Vancouver Island.



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Property Details

Civic Address

102A - 1830 Island Highway
Colwood, BC V9B 1J24

Legal Description

Strata Lot 2 Section 1 Esquimalt District
Strata Plan VIS5159 Together with an
Interest in the Common Property in
Proportion to the Unit Entitlement of the
Strata Lot as Shown on Form V
PID: 025-238-931

Unit Size

Mezzanine Office	660 SF
Storage	983 SF
Showroom	2,672 SF
Total	4,315 SF

Taxes

\$11,267 (2024)

Zoning & OCP Designation

CS-1 (Service Commercial)

Price

\$1,095,000- \$895,000

