



REDUCED LEASE RATE & SALE PRICE

For Sale & Lease

Office/Retail Strata Unit

UNIT 107

19 Dallas Road, Victoria BC

4,166 SF

CBRE

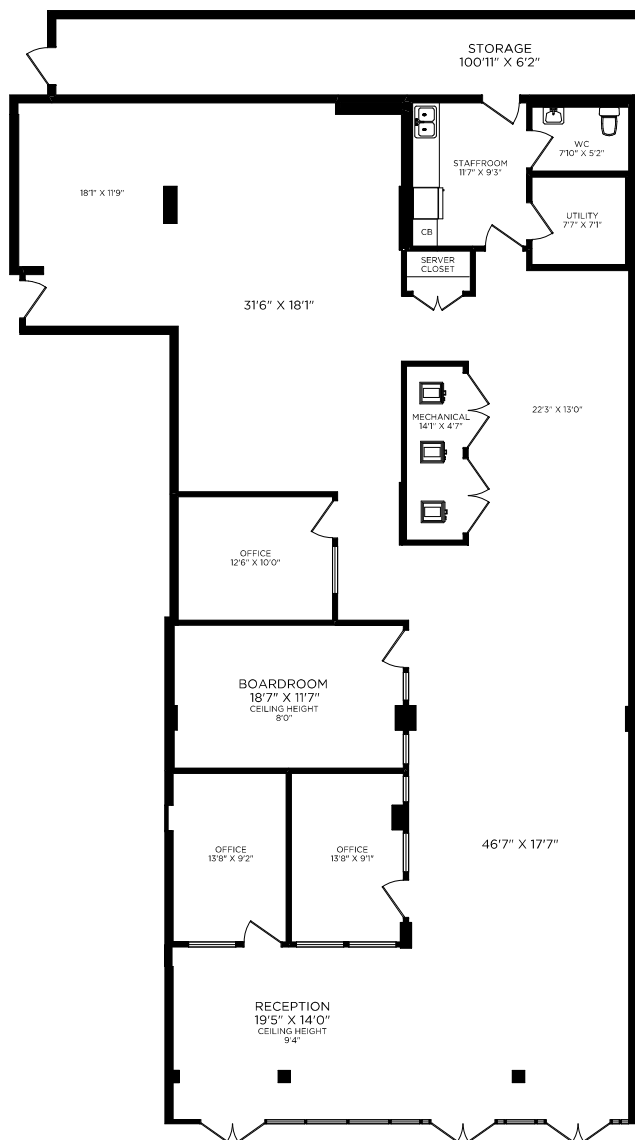
~~\$1,380,000~~ **\$1,299,000**

SALE PRICE

Office/Retail Strata Unit

CBRE Limited is pleased to present the opportunity to purchase or lease **Unit 107** at **19 Dallas Road**. This waterfront office/retail strata unit is situated on the ground floor in Shoal Point. Featuring **4,166 sq. ft.** with **inner harbour views**, it offers **plenty of open workspace**, a reception area, three private rooms/offices, one boardroom, a kitchenette, one private washroom, and ample storage space. With **flexible MS-2 zoning**, this unit is suitable for a variety of business uses. Perfect for an owner user who appreciates proximity to Downtown and the inner harbour.





Details

SIZE	4,166 SF
PID	030-896-746
LEASE RATE	\$16.00 PSF
STRATA FEES	\$1,900/month (2025)

ZONING

MS-2: Huron Residential & Marine Service District

PERMITTED USES

- ✓ Art studio
- ✓ Personal & professional services
- ✓ Marine commercial
- ✓ Restaurant
- ✓ Environmental or information technology
- ✓ Research facilities
- ✓ Live/work
- ✓ Retail
- ✓ Office
- ✓ Multiple dwellings





ABUNDANCE OF NATURAL LIGHT

INNER HARBOUR VIEWS

WATERFRONT UNIT

FLEXIBLE & DEMISABLE FLOOR PLAN

**7 PARKING STALLS
+ ADDITIONAL SURFACE PARKING**



73

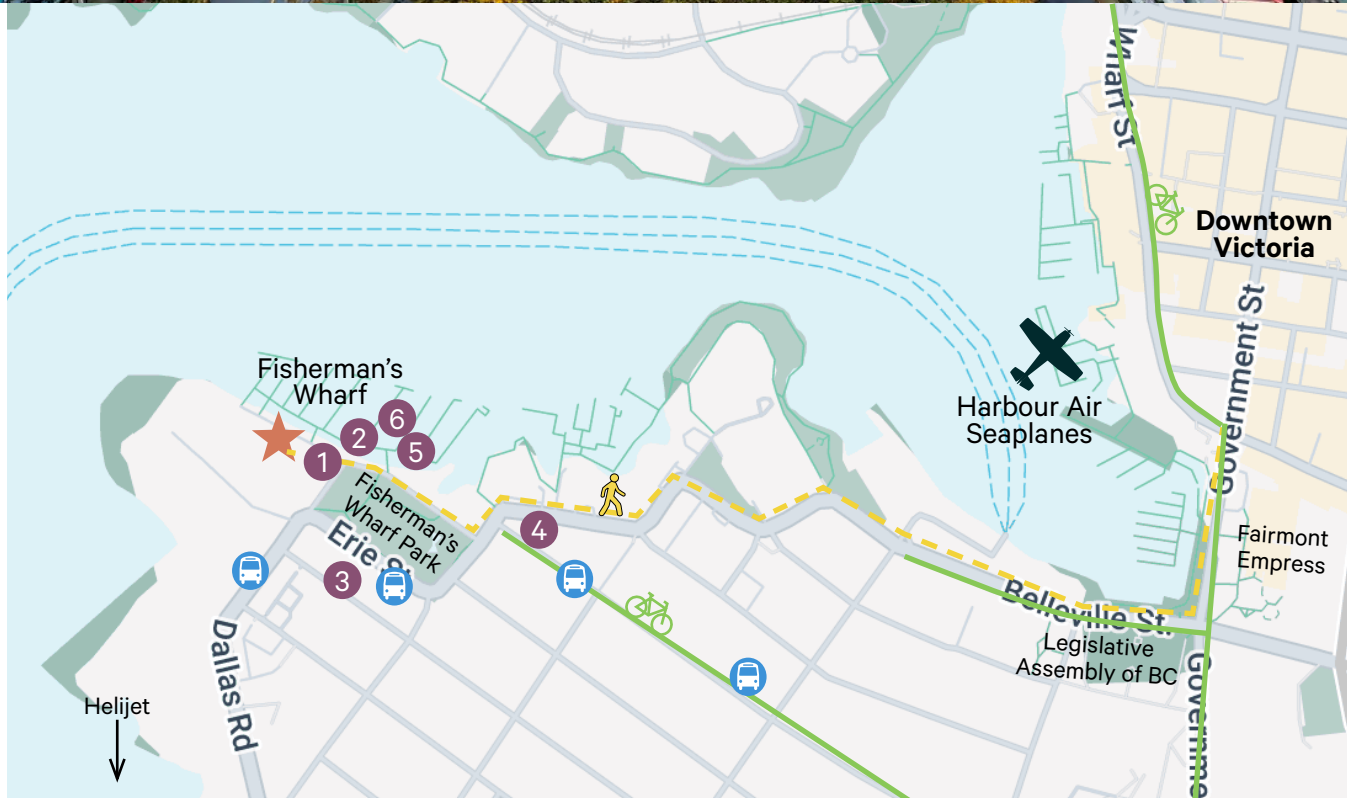
 WALKER'S PARADISE

81

 VERY BIKEABLE

71

 EXCELLENT TRANSIT



Cafes + Restaurants

- 1 Shoal Point Coffeehouse
- 2 The Fish Store - Seafood Restaurant
- 3 Finest at Sea Seafood Market
- 4 Il Covo Trattoria
- 5 Barb's Fish & Chips
- 6 Puerto Vallarta Amigos



Unit 107 - 19 Dallas Road



Bus Stop



Bike Lanes



20 minute walk to Downtown

For Sale & Lease



Office/Retail Strata Unit

Listing Agent

Andrea Teahen
Senior Associate
andrea.teahen@cbre.com
250 813 3377

CBRE Limited | www.cbrevictoria.com | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000

CBRE

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.