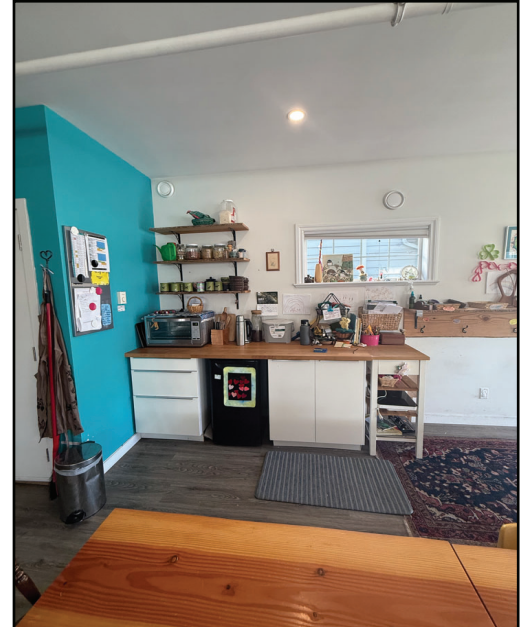


FOR SALE
Multi-Use Commercial &
Residential Building
CD-57 Zoning



15 - 1182 Colville Road, View Royal, B.C.

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NAI Commercial (Victoria)
120 - 4243 Glanford Avenue
Saanich, B.C. V8Z 4B9
250-381-2265 naivictoria.ca

Legal Description

Strata Lot 15, Plan VIS6147, Section 10,
Esquimalt Land District
PID: 026-875-683

Zoning: CD-57

Permitted Uses: Business or Professional
Office, Convenience Store, Personal
Service Establishment, Retail Store, Mixed
Commercial / Residential, Arts & Wellness
Teaching Centre, Group Children's Day
Care.

Price

\$1,880,000.00

Occupancy

August 31, 2027

(Montessori School business not included,
Tenant could vacate earlier if required.)

LOCATION

This stand-alone stratified building is situated on the border of View Royal and Esquimalt, in a residential neighborhood and bordered next to a large park. Just minutes from the CFB and Seaspan Shipyard, it is currently operating as a Montessori School and tenanted by Tree of Life Nature School. Previously this building operated as a convenience store, music school and is perfect for an owner / occupier with the option to use the 2nd floor as residential. The configuration offers multiple scenarios including owner / occupier, live / work or investment with lease of a residential suite above and ground floor commercial.

AMENITIES

The building sits on a corner lot with great south-west exposure, providing a bright and warm environment. The space is split level with front and back access to designated parking, washrooms and kitchenettes on both floors, and a front patio space gated for play use. Located on major transit route, and steps from the Galloping Goose Trail for cycling. Existing HVAC, plumbing and electrical provides 200 AMP service.



FOR SALE

215 - 1182 Colville Road, View Royal, BC

**Ground Floor
965 SF**

Large open space, kitchenette, washroom
& storage



**Second Floor
965 SF**

Kitchenette, living room, 3 bedrooms
& washroom

