

**AVISON
YOUNG**

For Sale

**555 Hillside Avenue
Victoria, BC**



3,920 sf standalone industrial building in Rock Bay

Opportunity to purchase a standalone commercial investment property with owner-occupier potential, located at the heart of Victoria's Rock Bay Industrial node.

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Personal Real Estate Corporation

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Details

555 Hillside Ave
Victoria, BC

Property Information

MUNICIPAL ADDRESS

555 Hillside Avenue

PID

004-788-630

LEGAL DESCRIPTION

LOT A, PLAN VIP5968, SECTION 4,
VICTORIA LAND DISTRICT

LOT SIZE

3,360 sq. ft. (per BC Assessment)

BUILDING SIZE

3,960 sq. ft.* (*per marketing floorplan,
buyer to verify if important)

PARKING

Dedicated front parking area

YEAR BUILT

1975

ZONING

M-2 Light Industrial District

PROPERTY TAXES (2025)

\$26,038

PRICE

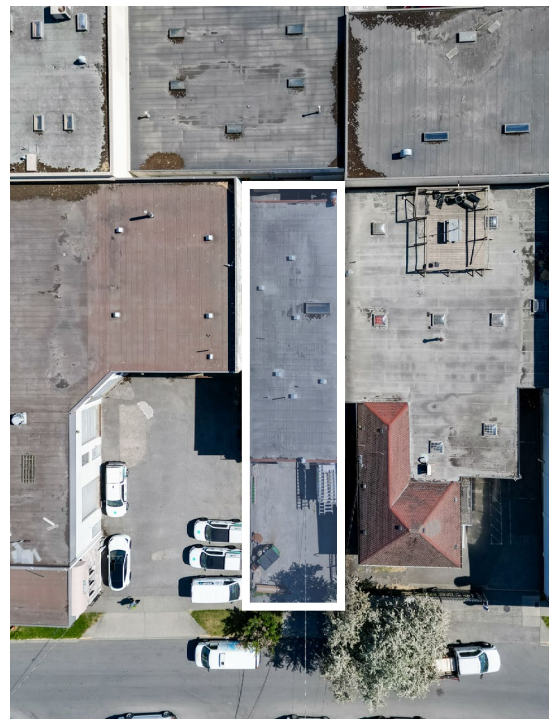
\$1,450,000

Opportunity

Opportunity to purchase a standalone commercial investment with partial or full owner occupier potential. The subject property consists of an owner-occupied small bay warehouse and office on the main floor, with the second floor leased to one tenant on a flexible basis. The second floor has one vacant office measuring 507 square feet*.

Location

Rock Bay is the primary industrial node of Victoria's core, offering exceptional access to Downtown Victoria, the Trans-Canada Highway, and the surrounding region. Home to a diverse mix of industrial, trade, marine, and service commercial businesses, it remains one of Greater Victoria's most established and desirable industrial locations.



Building Gallery

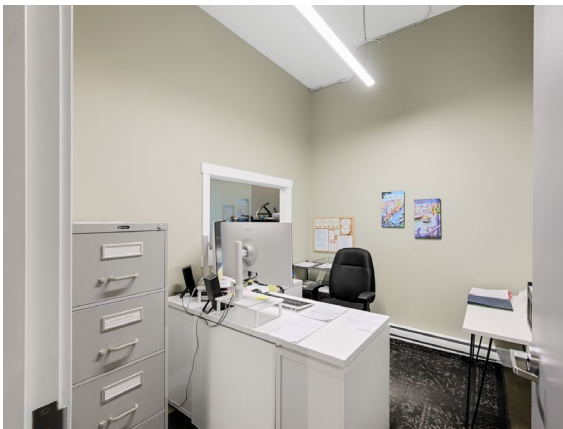
555 Hillside Ave
Victoria, BC



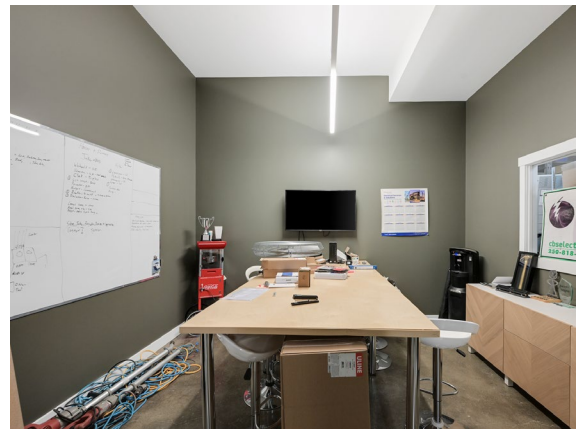
Hillside Ave frontage



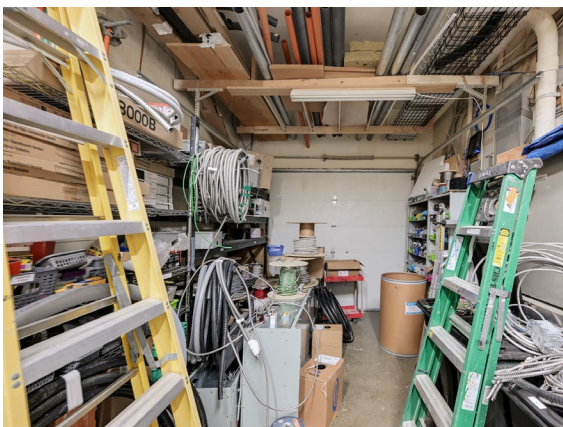
North-facing aerial



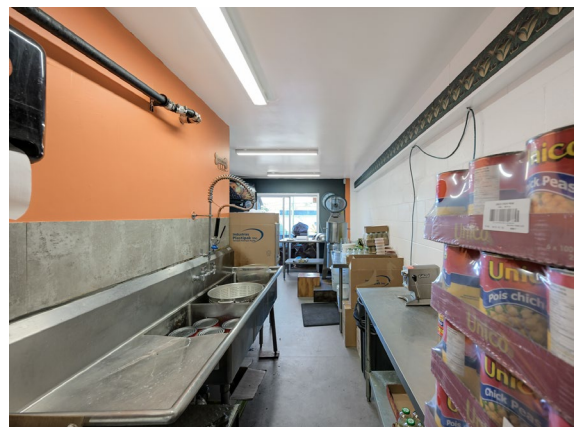
Main-level office



Main-level meeting room



Main-level warehouse

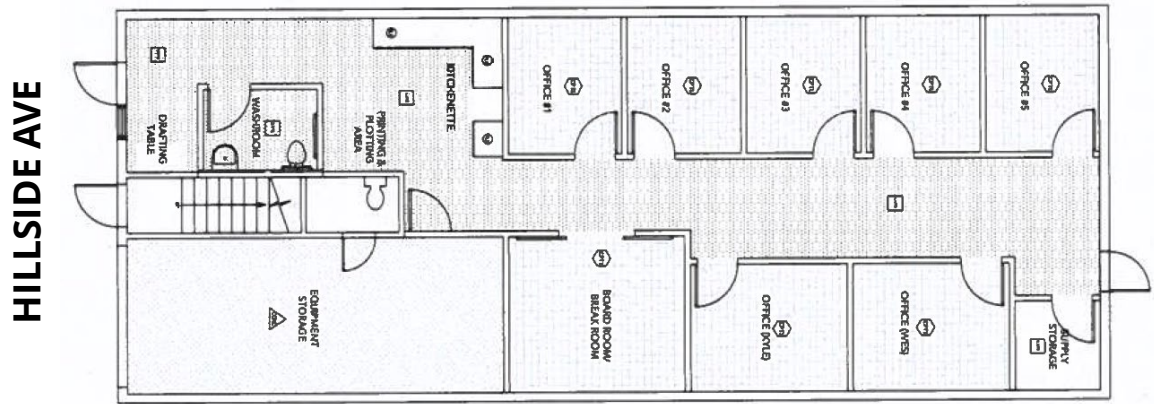


Upper-level kitchen

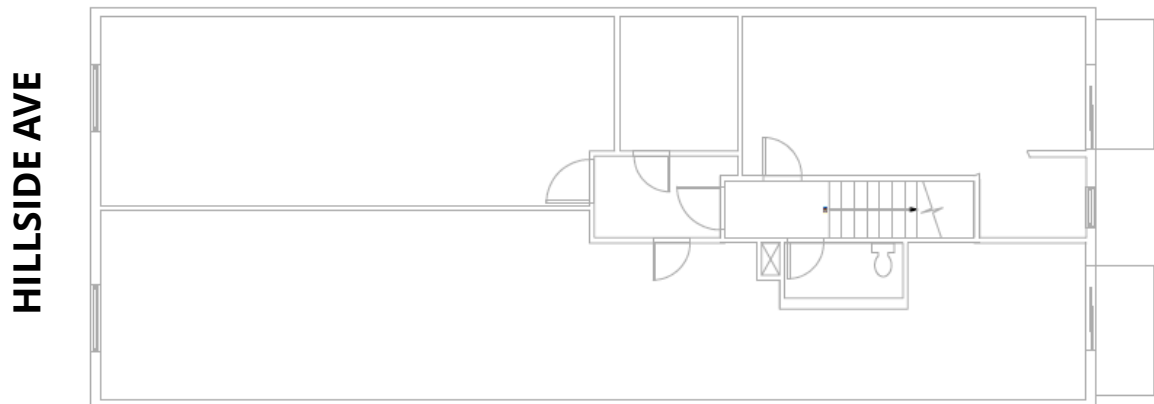
Building Plan

555 Hillside Ave
Victoria, BC

Main Level



Upper Level



Area Map

555 Hillside Ave
Victoria, BC



Contact us for more information

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