

519 ELLICE STREET, VICTORIA
RARE LIGHT INDUSTRIAL PROPERTY AND AUTO BUSINESS

**FOR
SALE**

PRICE REDUCTION



WILLIAM | WRIGHT

Commercial Real Estate Services

HARRY JONES
PERSONAL REAL ESTATE CORPORATION
harry@williamwright.ca
250.590.5797



Property and Automotive
Business Sale



Prime Location Near
Downtown Core



Ample Parking and Large
Yard Area



Future Development Potential

519 Ellice Street

The property and business located at 519 Ellice Street offers a rare opportunity to purchase a freestanding light industrial building accompanied by an established and successful automotive business, in Parkside Motors Ltd. Ideally located within the Rock Bay District (RBD) the property is only minutes from the downtown core. The M-2 zoning allows for a variety of industrial uses and a density of 3:1 FSR. A new owner will benefit from paved on-site parking and a large yard area at the back of the property, allowing for the opportunity to roughly double existing building size.



Data Room

For access to the virtual data room, please submit a completed Confidentiality Agreement and Disclosure documents to the listing broker.



Offering Process

Qualified purchasers are asked to submit offers through WWC for consideration by the Vendor. Please contact the listing agent for pricing guidance and further details regarding this opportunity.

Salient Facts

LOT SIZE

+/- 7,200 SQFT (BC Assessment)

BUILDING SIZE

MAIN FLOOR

+/- 1,964 SQFT

MEZZANINE

+/- 365 SQFT

YARD SIZE

+/- 3,250 SQFT

ZONING

M-2 - Light Industrial

FSR

3.0:1 (OCP and Current Zoning)

PROPERTY TAXES

\$15,243

PID

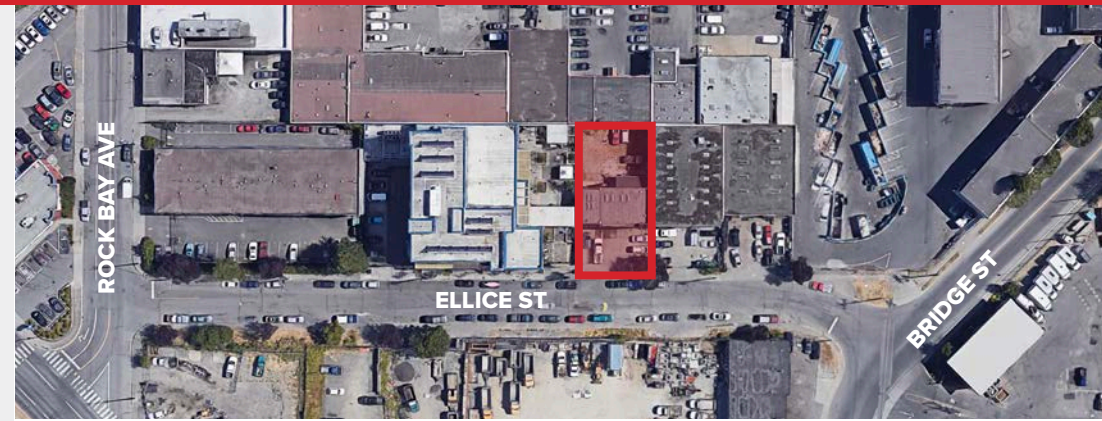
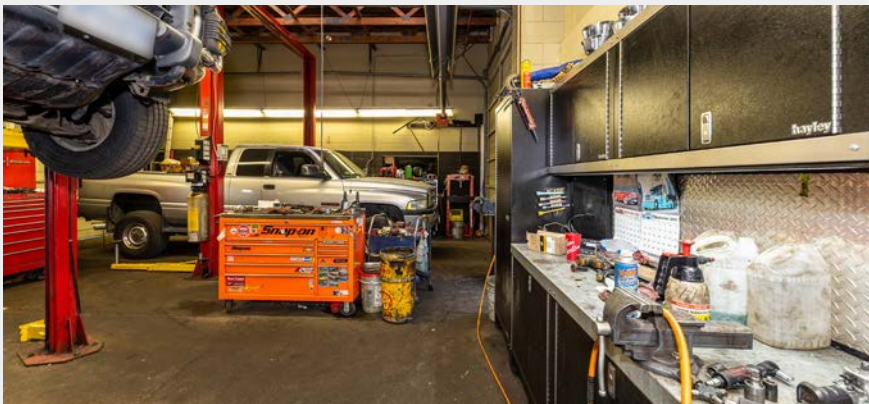
005-168-309

LEGAL DESCRIPTION

LOT 13, BLOCK P, SECTION 4, VICTORIA DISTRICT, PLAN 33A

PRICE

\$1,798,800



M-2 Zoning Uses

- Light industry, including manufacturing, processing assembly, testing, servicing and repairing
- Printing and publishing
- Retail, as accessory use
- Storage lots for undamaged vehicles, impounded or intended for sale, lease, rental or delivery
- Vehicle sales and rentals
- Warehouses
- Washing of vehicles
- Wholesale

Environmental

Reports are available to qualified purchasers upon request.

Property Highlights

CIVIC ADDRESS

519 Ellice Street, Victoria, BC

CEILING HEIGHT

17'6" ceiling height and 15'0" clear span height

YEAR BUILT

1979

LOADING DOORS

Three (3) 10' x 12' grade level loading doors with an additional 10' x 12' loading door providing access to the yard area at the rear of the property

PARKING

5 parking stalls

BUILDING

Concrete block

ROOF

Tar and gravel

HEATING

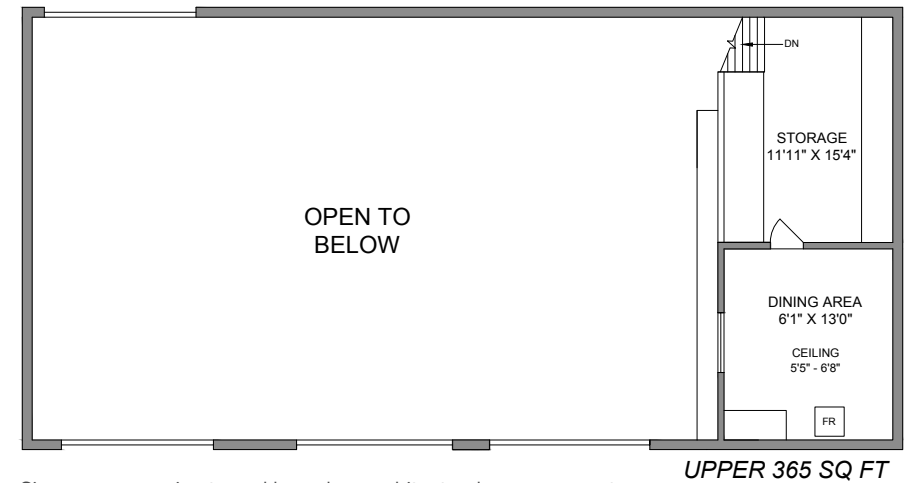
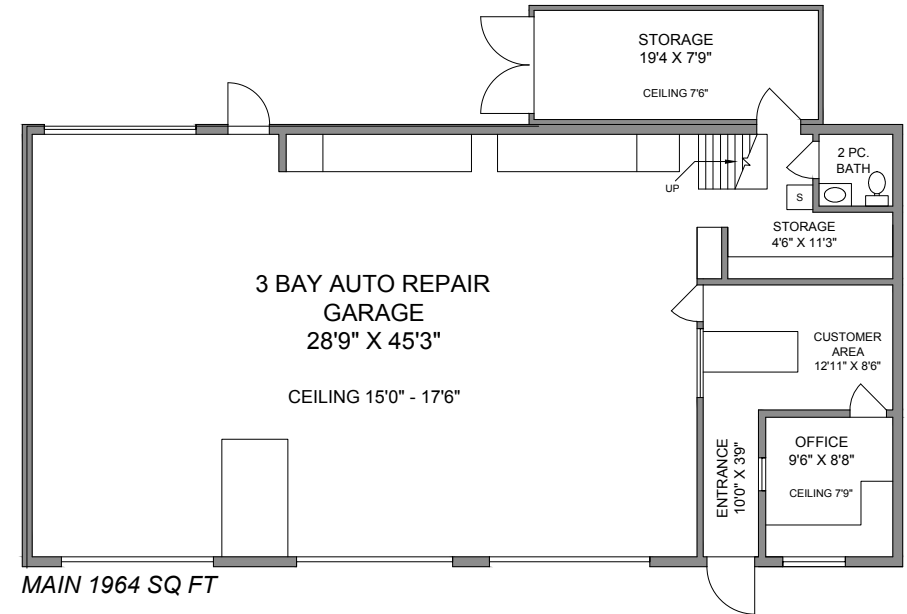
Electric baseboard in office area and natural gas infrared heater in the warehouse

ELECTRICAL

225 AMP and 100 AMP Single Phase electrical panels

BUSINESS DETAILS

Provided upon an executed Confidentiality Agreement being provided



Sizes are approximate and based on architectural measurements.







FOR MORE INFORMATION CONTACT

HARRY JONES

PERSONAL REAL ESTATE CORPORATION

harry@williamwright.ca

250.590.5797

williamwright.ca



Vancouver Office
430-605 Robson Street
Vancouver, BC
604.428.5255

New Westminster Office
350-522 7th Street
New Westminster, BC
604.545.0636

Fraser Valley Office
210-8029 199th Street
Langley, BC
604.546.5555

Central Island Office
100B-154 Memorial Avenue
Parksville, BC
250.586.1226

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617