

# 2507 GOVERNMENT STREET, VICTORIA

LONG TERM INDUSTRIAL REDEVELOPMENT SITE WITH HOLDING INCOME

FOR  
SALE



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**CONNOR BRAID**  
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## INVESTMENT OPPORTUNITY

- High Exposure Corner Site
- Located within the Rock Bay Industrial Enclave

### **2507 Government Street, Victoria**

This single tenant industrial property provides a great investment opportunity within the City of Victoria. The property features S-5 - Government Street Service District zoning in the Douglas-Blanshard Industrial District, allowing for a multitude of commercial, light industrial, and retail opportunities. The property holds a General Employment designation within the City of Victoria's Official Community Plan.



## Property Highlights

<b>Civic Address</b>	2507 Government Street, Victoria, BC
<b>Legal Address</b>	LOT 1, PLAN VIP18140, SECTION 4, VICTORIA LAND DISTRICT
<b>PID</b>	003-892-930
<b>Lot Size</b>	+/- 19,044 sq. ft. (BC Assessment)
<b>Frontage</b>	Government Street Frontage: +/- 130' / Bay Street Frontage: +/- 137'
<b>Property Taxes</b>	\$43,480 (2022)
<b>Improvements</b>	Service Commercial Building
<b>Year Built</b>	1964 (BC Assessment)
<b>Construction</b>	Reinforced concrete foundation and concrete cinderblock walls
<b>Electrical</b>	200 Amps
<b>Heating</b>	Electric space heaters and electric baseboard
<b>Roofing</b>	Torch-on surface
<b>Parking</b>	+/- 40 on site stalls
<b>Access</b>	Via Government Street and Bay Street and 12' rear laneway
<b>Loading</b>	Two 14' overhead loading doors
<b>Plumbing</b>	1 – 2-piece washroom.
<b>Price</b>	\$5,500,000



## Zoning

<b>Zone Code</b>	S-5 - Government Street Service District
<b>Current Density</b>	1.5:1
<b>Max Height</b>	15 m
<b>Uses Permitted</b>	S-1 & S-5 Zone Permitted uses including but not limited to: automobile, truck, trailer and other chattel rentals; bakeries; banks and other financial institutions; churches and places of worship; professional services; carpet cleaning; clubs; recreation and entertainment services; dye works and dry cleaning; washing of motor vehicles; garages, excluding impound lots and the storage of damaged vehicles in any yard; laundries; milk processing and distribution stations; printing and publishing establishments; quick freeze locker plants; restaurants; taxi offices; tire vulcanizing; wholesale and retail sales; parking facilities, including buildings and places for the parking of vehicles, but excluding impound lots and the storage of damaged vehicles in any yard; offices; servicing and repair of goods; uses incidental to any of the above uses; high tech; call centre.

## OCP

<b>OCP</b>	General Employment
<b>Form</b>	Large floor-plate buildings from one storey up to approximately four storeys.
<b>Typical Uses</b>	Commercial, including office and retail. Light industrial. Industrial work/live. Education, research and development, health services.
<b>Density (FSR)</b>	Total floor space ratios up to approximately 2:1.
<b>Local Area Plan</b>	Burnside NP



## Location

The Subject Property lies within the Burnside Gorge Neighbourhood of Victoria, specifically the Rock Bay area, which is the primary industrial node of the City. It is located mid-block on the east side of Government Street, between Bay Street and Hillside Avenue. The property is surrounded by Victoria's major traffic arteries providing excellent access and egress to the City of Victoria and surrounding communities.

## For More Information Contact

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