

101-2717 PEATT ROAD, VICTORIA
TURNKEY OFFICE SPACE WITH 6 PARKING STALLS

**FOR
SALE**



WILLIAM | WRIGHT

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OVERVIEW

Unit 101 - 2717 Peatt Road is the only commercial unit within the building, which comprises of an additional 30 residential units. This exclusive ground-level office is in an area with endless commercial amenities in addition to notable developments such as the 'West Shore Campus' comprised of UVic, Royal Roads University and Camosun College, and several other high-density mixed-use developments. Six dedicated parking stalls sets this space apart, providing a unique offering not easily found in this trade area.



PROPERTY HIGHLIGHTS



Turnkey Office Space



6 Dedicated Parking Stalls



Private Offices and Kitchenette



Direct Access off Highway 1

SALIENT FACTS



SIZE
± 1,179 SQFT



PARKING
6 Stalls



ZONING
MU1



PROPERTY TAXES
\$5,416.00



PID
027-696-367

LEGAL DESCRIPTION

STRATA LOT 1, PLAN VIS6692,
SECTION 72, ESQUIMALT LAND
DISTRICT, TOGETHER WITH AN
INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM V



PRICE
\$650,000.00





LOCATION

One minute from Highway 1 and a short walk from Goldstream Avenue, this unit is located just outside of Downtown Langford's rapidly evolving hub of new residential developments bringing a vibrant mix of businesses to the area. Restaurants within walking distance including everything from quick serve food and coffee shops, to smart casual dining.

FOR MORE INFORMATION CONTACT

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