## **3172 DOUGLAS STREET, VICTORIA** STANDALONE BUILDING WITH FLEXIBLE C1-N ZONING

# FOR LEASE





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

JEFF HASSLER jeffh@williamwright.ca 250.590.5797

## WILLIAM | WRIGHT





### OVERVIEW

The property consists of a standalone building with flexible C1-N zoning, making it suitable to both retail and industrial uses. It includes 2 washrooms, warehouse space with dock level loading, storefront/showroom, a staff room, upper level mezzanine space, and a spacious storefront parking lot.

### PERMITTED USES

Business Offices Professional Businesses Retail Stores Restaurants Theaters Bakeries High Tech

### **PROPERTY HIGHLIGHTS**



Douglas Street Frontage



2 Washrooms and Staff Room



Ample On-Site Parking



Dock Level Loading Bay Door with Gated Access

FOR LEASE 3172 DOUGLAS STREET VICTORIA



LOT SIZE +/- 8,214 SQFT BUILDING SIZE +/- 3,280 SQFT



PARKING 8+ Stalls



LOADING 1 x Dock Loading Bay



**ZONING** C1-N



**BASIC RENT** \$29.00/SF



ADDITIONAL RENT \$15.00/SF



**MONTHLY RENT** \$12,026.67 + GST



**AVAILABLE** May 1st, 2024





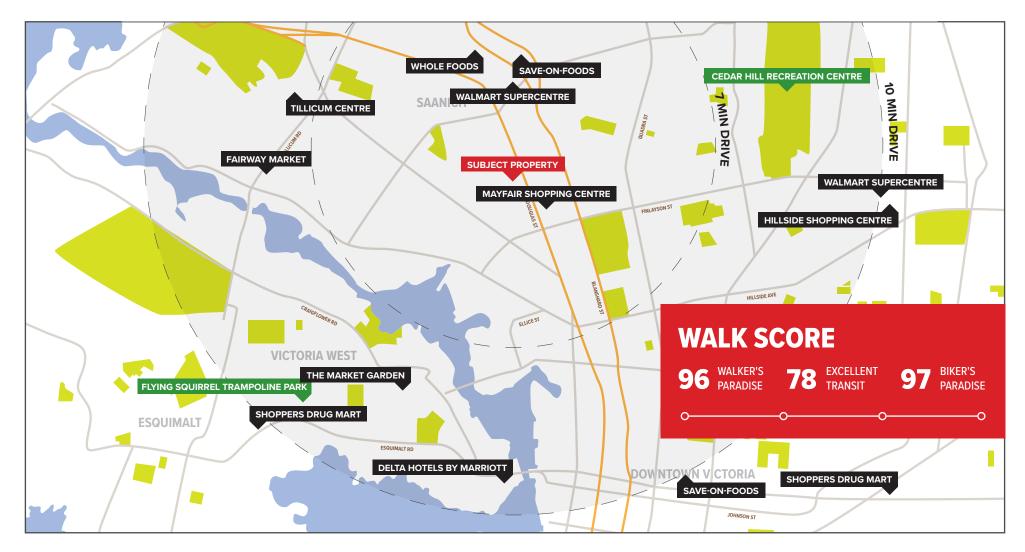
DOCK LOADING DOOR AND SECURE GATE











#### LOCATION

Located directly on Douglas Street, the building is well positioned for high volumes of vehicular and foot traffic, with excellent signage opportunities, and access in and out of Victoria. 3172 Douglas sits directly across from the Mayfair Mall, 5 minutes from downtown and 3 minutes from Uptown Mall, in the heart of a destination retail hub.

#### FOR MORE INFORMATION CONTACT

JEFF HASSLER jeffh@williamwright.ca 250.590.5797

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

E&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising accuracy, completeness, and reliability, and do not accept or assume any responsibility or lability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interseted party should undertake their own appropriate and independent due diligence and ingulares to part or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or or clients exclude unequivocally all inferred or implied terms, conditions, and waranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc. 843 Johnson Street, Victoria T 250.590.5797 | F 604.428.5254 williamwright.ca