

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

**FOR
LEASE**



WILLIAM | WRIGHT

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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

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