

538 CULDUTHEL ROAD, SAANICH
INDUSTRIAL/RETAIL FLEX UNIT WITH PRIME UPTOWN LOCATION

**FOR
LEASE**



WILLIAM | WRIGHT

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For Lease

538 Culduthel Road offers a 1,629 square foot industrial/retail flex unit with an open concept layout. The unit includes offices, a kitchenette, and a recently renovated bathroom. Positioned at the entrance is approximately 780 square feet of versatile open-concept floor space, making it an ideal spot for small businesses seeking the blend of industrial, retail, and office functionalities.



**Industrial/Retail Flex
Unit with Showroom**



**Ample Dedicated
and Street Parking**



**Centrally Located
in Uptown Area**



**Flexible Open
Concept Layout**

Salient Facts

SIZE

+/- 1,629 SQFT

PARKING

3 Stalls

ZONING

M-1

BASIC RENT

\$27.00/FT

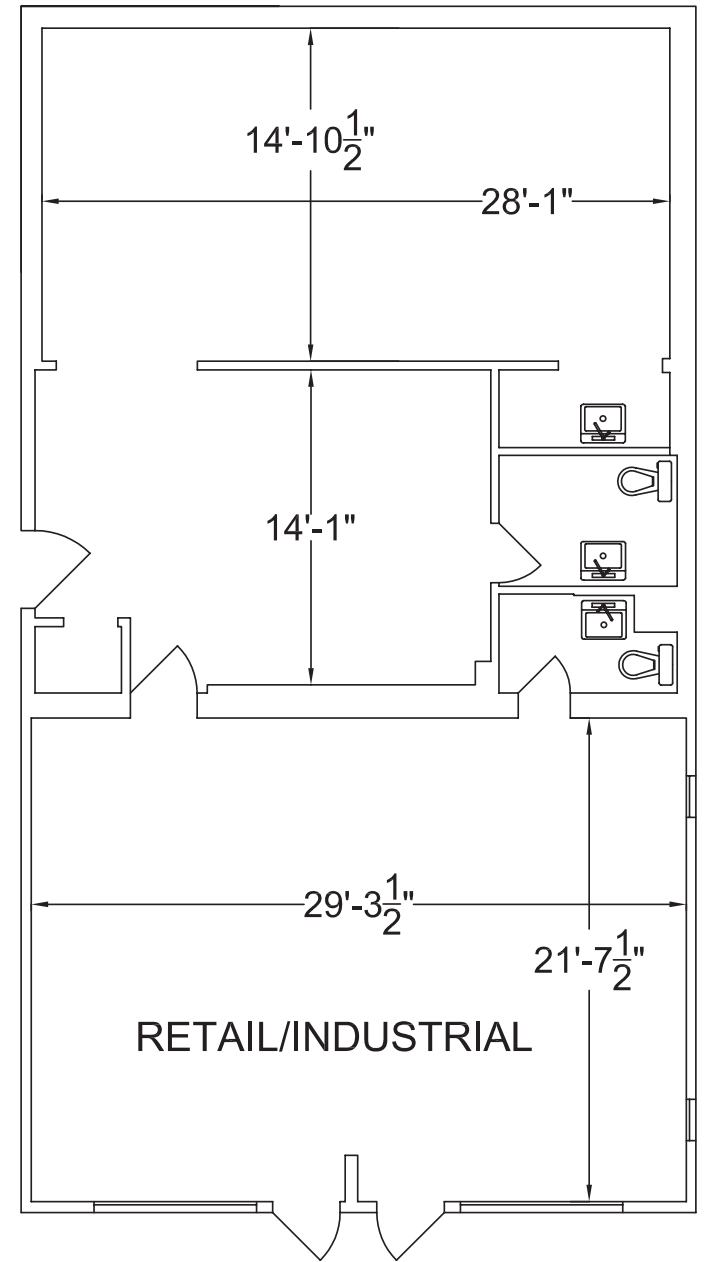
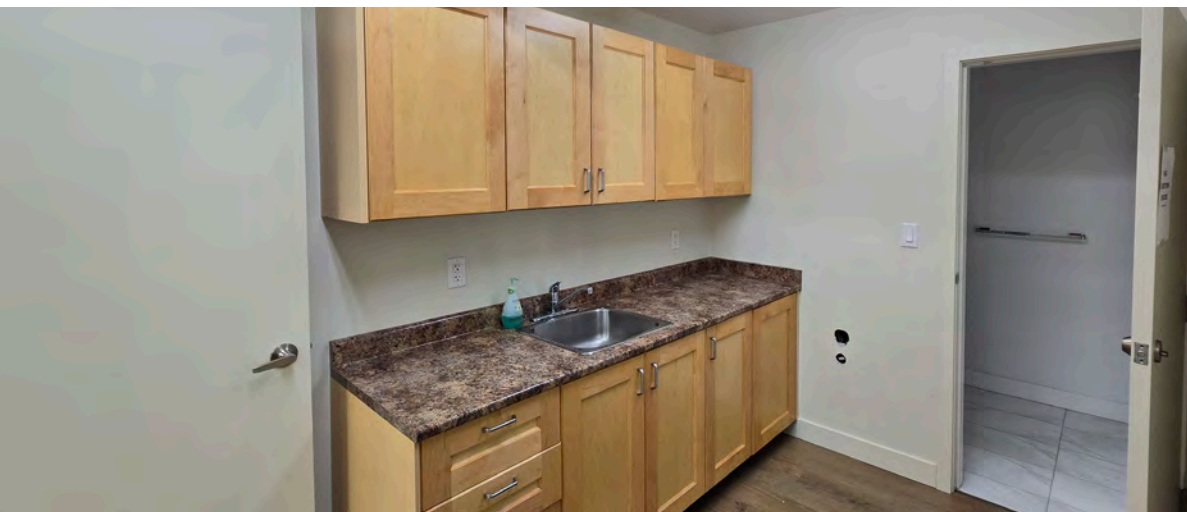
ADDITIONAL RENT

\$8.00/FT

GROSS MONTHLY RENT

\$4,751.25 + GST





Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



LOCATION

538 Culduthel Road is situated in the northern part of Victoria near Uptown Mall, bordered by major thoroughfares such as Douglas Street, Blanshard Street and Saanich Road. The strategic location allows for easy access to all of Greater Victoria's trade areas, perfect for a wide range of business users.

TRANSIT

Uptown Victoria is well-connected to the rest of the city and beyond via various transportation options. Public transit services, including buses operated by BC Transit, serve the area, providing convenient access to downtown Victoria and other parts of Greater Victoria. Additionally, major roadways such as Douglas Street and Blanshard Street allow for easy vehicular access to Uptown Victoria.

FOR MORE INFORMATION CONTACT

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