

For Lease

Industrial Strata Unit with
Move in Ready Office Build-Out

8 - 415 Dunedin Street, Victoria, BC

Jaideep Pannu

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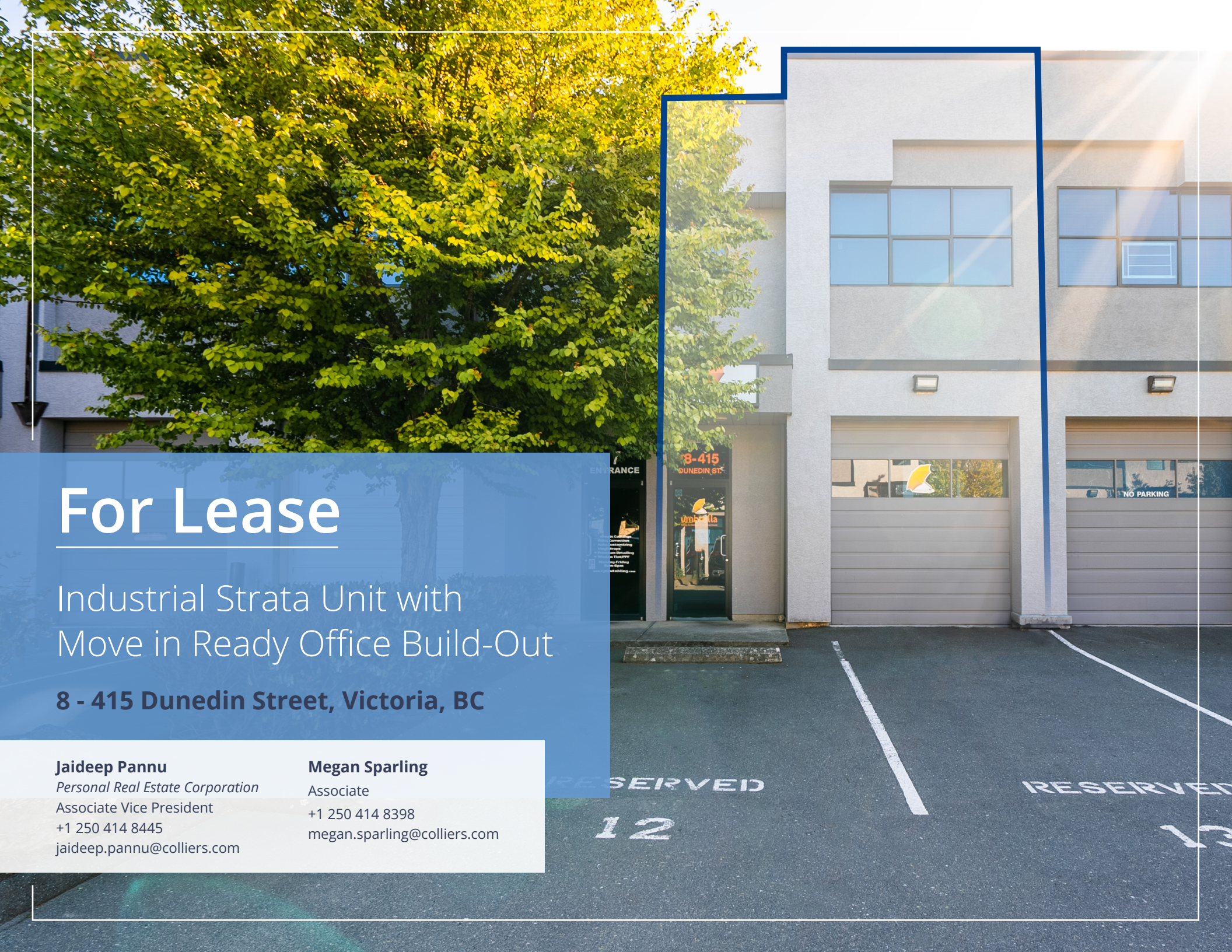
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THE OPPORTUNITY

Colliers is pleased to present the opportunity to lease a light industrial strata unit in the highly sought-after neighborhood of Gorge and Selkirk Waterway.

Situated just outside of the downtown core, this business park is centrally located and has great access to Victoria's major traffic arteries including Highway 1.



Civic Address

8 - 415 Dunedin Street, Victoria, BC

Unit Size

1,044 SF*

Zoning

S-8 Zone, Garbally Limited Service District

Permitted uses include but not limited to, bakeries, clubs, professional services, restaurant, wholesale and retail sales, offices, servicing and repair of goods, and high tech.

Heating and Cooling

Gas overhead heater. Large portable cooling unit.

Power

100 AMP 240 Volts – 3 phase

Asking Net Rent

\$22.00 PSF

Operating Costs and Taxes

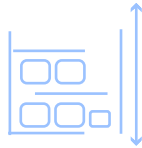
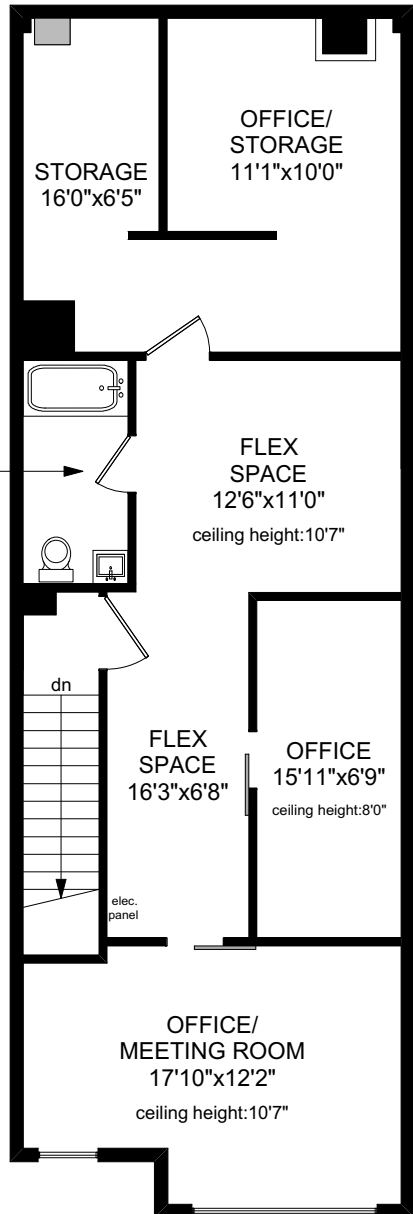
\$8.41 (2024 Est.)

**All measurements are approximate and should be verified by the prospective purchaser if deemed important.*



FLOOR PLAN

Second Floor



10'6" ceiling height



Two (2) designated parking stalls



Staff area with sink



Attractive office build-out



Two (2) washrooms, one (1) fitted out with a shower



Downtown Victoria

Vic West

Esquimalt

Gorge Waterway

415 Dunedin Street

For more information, please
contact the listings agents:

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