

For Sale or Lease

Turnkey Retail Opportunity in Downtown Sidney

2469 SIDNEY AVENUE | SIDNEY, BC



Colliers

The Opportunity

Colliers is proud to present an exceptional opportunity to acquire a fully finished retail/commercial strata unit at 2469 Sidney Avenue, located in the heart of the vibrant Cameo Development by Casman Developments.

This newly constructed ground-floor unit offers a premium spa/salon build-out, ideal for an owner-user seeking high-visibility retail or office space in one of Vancouver Island's most desirable communities.

Sidney is a thriving seaside town known for its boutique shopping, walkable streets, and strong local economy—making it the perfect setting for your business to flourish.

The Development

Development by Casman Properties the Cameo is a luxury six-storey mixed-use development in the heart of Sidney offering 45 residential condominium units above two ground floor commercial strata units and a three screen cinema.



Prime Sidney Location

Steps from shops, cafes,
and waterfront



Modern Build-Out

Includes kitchenettes, laundry
facilities, private treatment rooms,
and two washrooms



Move-In Ready

Perfect for wellness, beauty,
or professional services



Ground Floor Exposure

High foot traffic and
excellent street presence

Key
Features

2469 SIDNEY AVENUE | SIDNEY, BC

Salient Facts

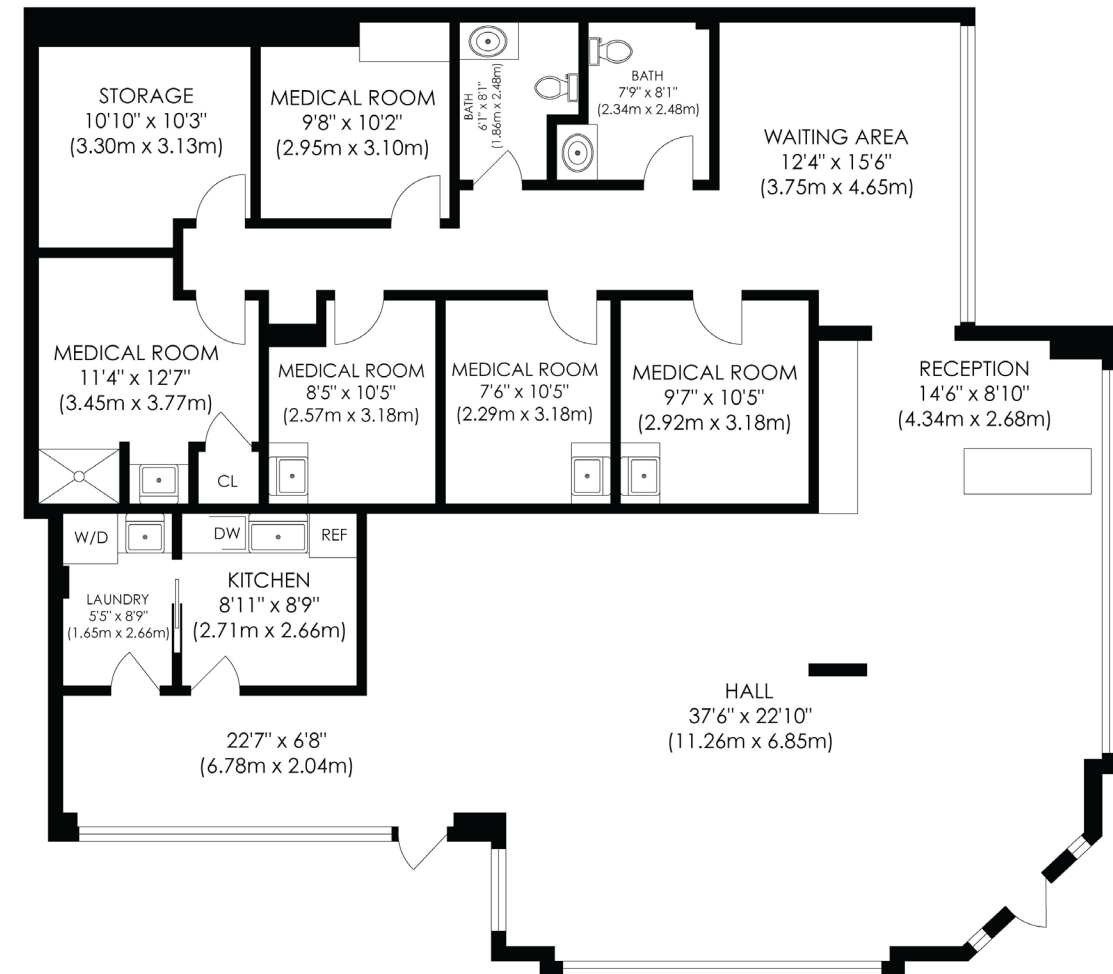
Civic Address	2469 Sidney Avenue, Sidney, B.C.
Legal Description	STRATA LOT 1 SECTION 11 RANGE 4 EAST NORTH SAANICH DISTRICT STRATA PLAN EPS8340 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID	031-731-881
Unit Size	2,238 SF
Ceiling Height	14' clear ceiling height
Parking	Street parking with additional parking lot located behind the unit
Strata Fees	\$650.00 per month
Property Taxes (2025)	\$14,304.00

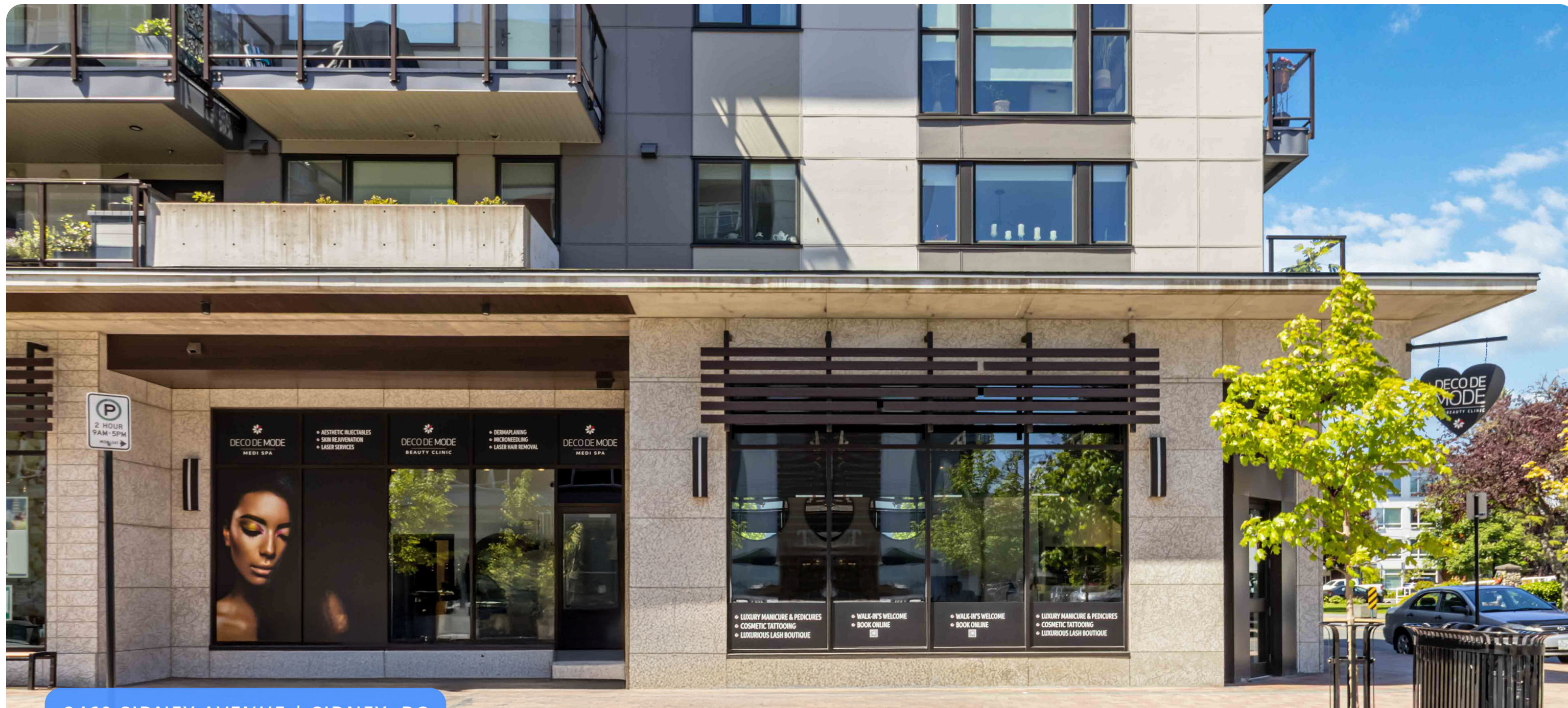


Zoning | Commercial One (C-1)

Permitted uses include, but are not limited to:

- Artist studio
- Assembly hall
- Brew pub
- Cannabis retail
- Child care facility
- Restaurant
- Convenience store
- Education facility
- Emergency services
- Financial institution
- Fitness centre
- Food and beverage
- Library
- Liquor retail
- Medical office
- Museum
- Office
- Personal service
- Rental store
- Resale retail
- Travel agency





2469 SIDNEY AVENUE | SIDNEY, BC

Asking Price: \$1,799,999

Basic Rent: Contact Listing Agent

Jaideep Pannu

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Associate Vice President

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