

For Sale

CRU 1, 1075 Tillicum Road

Esquimalt, BC



Strata Retail Units Ideal for Owner/User or Investor

- ✓ Central location in high-quality building by an award-winning developer
- ✓ Proximity to well-serviced commercial nodes and dense residential areas
- ✓ Easy access via car, bus, bike, and foot
- ✓ CRU 2 Sold to a Café / Food Service operator

Contact Us

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**Personal Real Estate Corporation*

**AVISON
YOUNG**

1075 Tillicum Rd Esquimalt, BC

UNITS

CRU 1

SIZE

CRU 1 – 733.02 SF

ZONING

CD No. 147

Permitted Uses Include:

- Beverage Manufacturer with Liquor Lounge
- Business and Professional Office
- Entertainment
- Group Children's Daycare Centre
- Laboratory and Clinic
- Licensed Liquor Establishments
- Liquor Store
- Personal Service Establishment
- Public Health Clinic or Facility
- Restaurant
- Retail Store
- Veterinary Clinic

COMPLETION

Q1 2026

PRICE

CRU 1 – **\$450,000**

CRU 2 – **SOLD**

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Opportunity

Owner-occupy or invest in brand new ground-level commercial strata units with a prime location in Esquimalt near the intersection of Gorge and Tillicum. Central Block is under construction by the award-winning Abstract Developments and will be completed to the highest standard, creating an unparalleled ownership/retail opportunity for this vibrant community.



Local Area Highlights

1. Esquimalt Gorge Park & Pavilion
2. Gorge Vale Golf Course
3. Esquimalt Plaza
4. Esquimalt Town Square
5. Admiral's Walk Shopping Centre
6. Tillicum Shopping Centre
7. Gorge Shopping Centre
8. Uptown Shopping Centre
9. Mayfair Shopping Centre
10. Westside Village



Contact us for more information

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**CANADA BEST
MANAGED
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