

# For Sale | Gas Classics Land and Building

4233 GLANFORD AVENUE | ROYAL OAK BUSINESS PARK | SAANICH, BC



**Ty Whittaker**

*Personal Real Estate Corporation*  
Executive Vice President

**Colliers**

# PROPERTY OVERVIEW

Gas Classics is a full service and restoration auto repair company specializing in classic vehicles. Located on the prominent corner of Vanalman and Glanford Avenue in the Royal Oak Industrial Park and one block removed from the Pat Bay Highway, the location is centre ice for Victoria and our surrounding communities.





4233 Glanford is an opportunity to acquire a prominent location with a unique zoning allowing for a broad range of uses, including auto sales.

# SALIENT FACTS

<b>Municipal Address</b>	4233 Glanford Avenue, Saanich, B.C.	<b>Electrical</b>	400 amp 3 phase service
<b>Legal Description</b>	Lot 1 Section 100, Lake Land District, Plan VIP14320, Except Plan EPP95535	<b>Environmental</b>	A Certificate of Compliance dated February 20 <sup>th</sup> , 2024 has been issued for this site
<b>Site Size</b>	20,139 SF with access on both street frontages	<b>Zoning</b>	C8. Service Station Zoning. The zoning allows for restaurant use, service station, repair of vehicles, car wash, storage and rental of trucks and the sale of vehicles.
<b>Rentable Area</b>	3,023 SF		

*Vacant Possession or partnership in the real estate and business.*

# PROPERTY HIGHLIGHTS

-  Ample site parking
-  New roof, flooring lighting, washrooms, HVAC, showroom finishing, paint throughout along with perimeter fencing with remote access
-  5 auto bays with extensive renovations in the property
-  Expansion plans have been drafted and approved by Saanich for a building of ±9.063 SF
-  Broad Service Station Zone allowing for vehicle sales and rental



# INTERIOR GALLERY



Please contact Ty Whittaker of Colliers International to receive a detailed package of this offering and to discuss the offering process.

ASKING PRICE  
**\$3,700,000**

4233 Glanford Avenue  
ROYAL OAK BUSINESS PARK  
— SAANICH, BC —

TY WHITTAKER  
Personal Real Estate Corporation  
Executive Vice President  
+1 250 514 9451  
ty.whittaker@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage