



REDUCED LEASE RATE & SALE PRICE

For Sale & Lease

Office/Retail Strata Unit

UNIT 107

19 Dallas Road, Victoria BC

4,166 SF

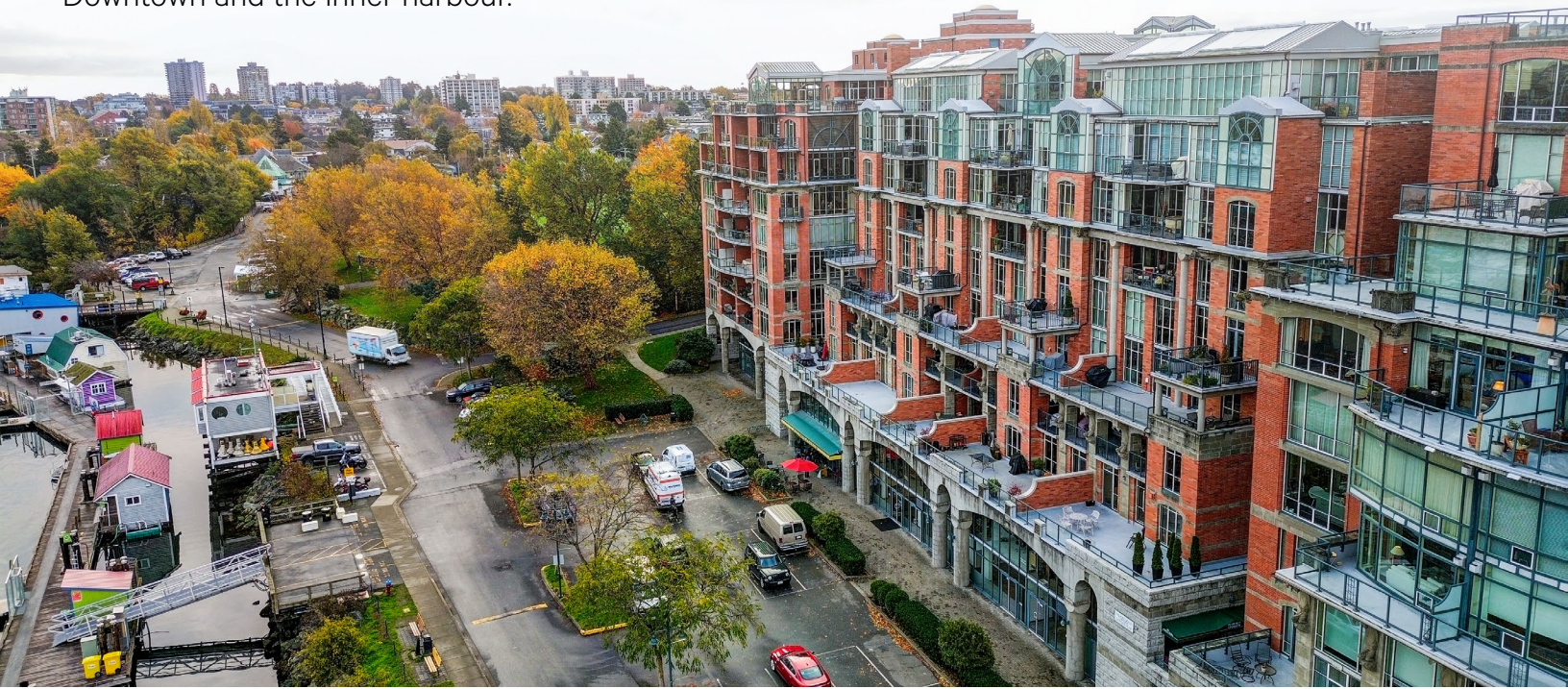
CBRE

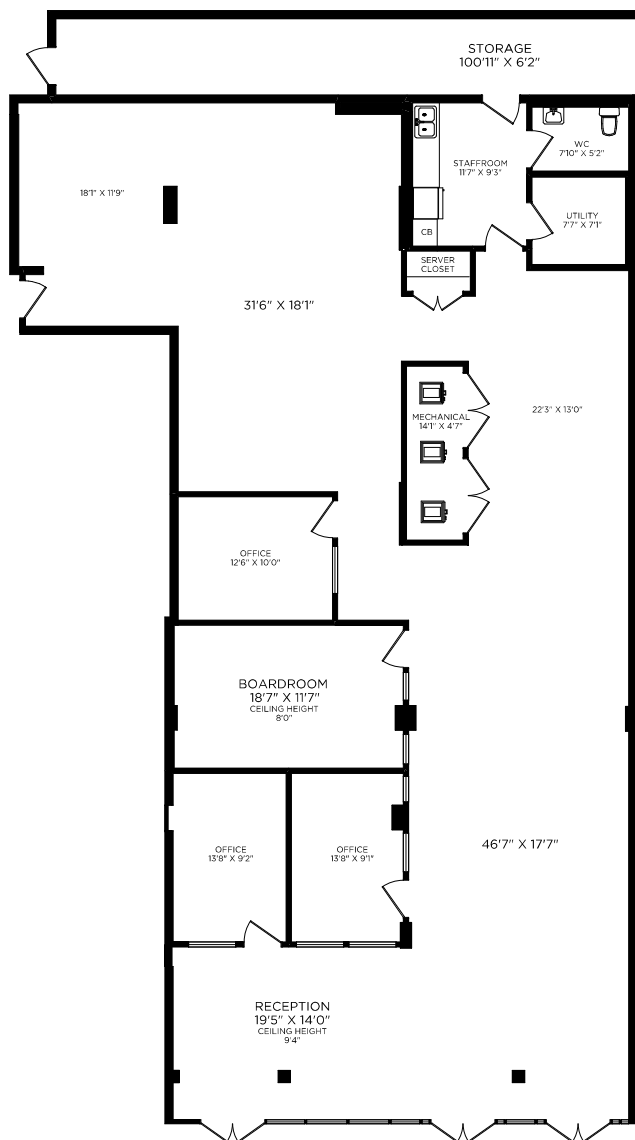
~~\$1,380,000~~ **\$1,299,000**

SALE PRICE

Office/Retail Strata Unit

CBRE Limited is pleased to present the opportunity to purchase or lease **Unit 107** at **19 Dallas Road**. This waterfront office/retail strata unit is situated on the ground floor in Shoal Point. Featuring **4,166 sq. ft.** with **inner harbour views**, it offers **plenty of open workspace**, a reception area, three private rooms/offices, one boardroom, a kitchenette, one private washroom, and ample storage space. With **flexible MS-2 zoning**, this unit is suitable for a variety of business uses. Perfect for an owner user who appreciates proximity to Downtown and the inner harbour.





Details

SIZE	4,166 SF
PID	030-896-746
LEASE RATE	\$16.00 PSF
STRATA FEES	\$1,900/month (2025)

ZONING

MS-2: Huron Residential & Marine Service District

PERMITTED USES

- ✓ Art studio
- ✓ Personal & professional services
- ✓ Marine commercial
- ✓ Restaurant
- ✓ Environmental or information technology
- ✓ Research facilities
- ✓ Live/work
- ✓ Retail
- ✓ Office
- ✓ Multiple dwellings





ABUNDANCE OF NATURAL LIGHT

INNER HARBOUR VIEWS

WATERFRONT UNIT

FLEXIBLE & DEMISABLE FLOOR PLAN

**7 PARKING STALLS
+ ADDITIONAL SURFACE PARKING**



73

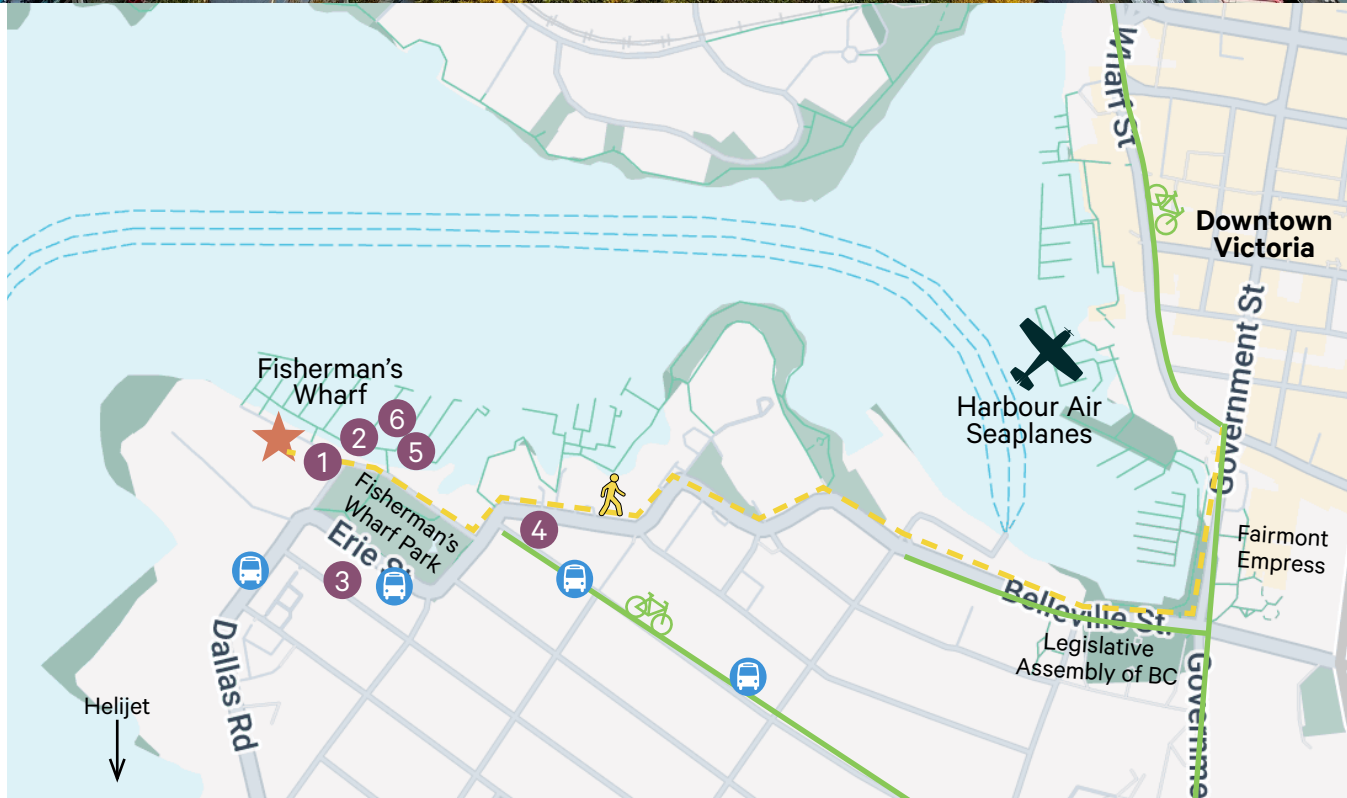
 WALKER'S PARADISE

81

 VERY BIKEABLE

71

 EXCELLENT TRANSIT



Cafes + Restaurants

- 1 Shoal Point Coffeehouse
- 2 The Fish Store - Seafood Restaurant
- 3 Finest at Sea Seafood Market
- 4 Il Covo Trattoria
- 5 Barb's Fish & Chips
- 6 Puerto Vallarta Amigos



Unit 107 - 19 Dallas Road



Bus Stop



Bike Lanes



20 minute walk to Downtown

For Sale & Lease



Office/Retail Strata Unit

Listing Agent

Andrea Teahen

Senior Associate

andrea.teahen@cbre.com

250 813 3377

CBRE Limited | www.cbrevictoria.com | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000

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