

FOR SALE

Central Victoria Warehouse Opportunity

3950 CAREY ROAD | SAANICH, BC

Swan Lake

HIGHWAY 17

MCKENZIE AVENUE

GLANFORD AVENUE



CAREY ROAD

Uptown Shopping Centre
~5 minute drive

Victoria International Airport
~20 minute drive

Downtown Victoria
~10 minute drive

Swartz Bay Ferry Terminal
~25 minute drive





Property Overview

3950 Carey benefits from its highly centralized location and in place industrial zoning. Located beside major regional transportation routes such as McKenzie Avenue, the Trans Canada Highway and the Patricia Bay Highway, the property has been home to a commercial bakery for many years.

The existing bakery is expanding into a new building and will be providing vacant possession with all bakery equipment removed leaving an improved shell.

This property provides an expansive floor plan with dock loading, ample power and upside with the utility of a 2nd floor that can be used for manufacturing or offices.

Property Description

Civic Addresses: 3950 Carey Road, Saanich, BC

Legal Descriptions: Lot 3 Section 500, Victoria District, Plan 33254 PID: 000-232-637

Site Size: 40,000 SF

Rentable Area: 23,312 SF

Occupancy: Vacant possession

Zoning: Food Processing Zone M-5. The zoning permits Food Processing, Cannabis Production and Daycare.



Property Highlights

- Central warehouse facility with excellent access to the McKenzie Avenue, the Trans-Canada Highway and the Patricia Bay Highway.
- Dock level loading as well as loading for 5 tons along a covered canopy.
- Freight Elevator servicing the 2nd floor.
- 9 non-conforming residential suites on the 2nd floor which can be either upgraded to become conforming or removed providing an additional $\pm 11,656$ SF on the 2nd floor permitted under the existing zoning.
- 19 client parking stalls, 4 loading front loading stalls, 1 loading reserved stall, Dock loading door.



Downtown Victoria

Purchase Price:
\$4,950,000

The Offering Process

Please contact Ty Whittaker and Jaideep Pannu of Colliers International to receive a detailed package of this offering.

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