



Colliers

666 Sumas Street, Victoria, BC

Midtown Warehouse and Office Space **For Lease**

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Property Overview

The subject property is ideally positioned on the corner of Sumas Street and Dunedin Street, offering excellent accessibility to key transportation routes including the Trans-Canada Highway (Highway 1), Burnside Road East, and Gorge Road East.

Surrounded by a wide array of amenities such as restaurants, cafés, and retail shopping, 666 Sumas Street provides a highly convenient and vibrant setting. Its strategic location and accessibility make it well suited for a diverse range of commercial users.

Unit Details

Rentable Area (approximate):	1,800 SF
Base Rent:	\$18.00 PSF
Additional Rent:	\$10.00 PSF (estimated 2026)
Zoning:	The subject property is zoned M21-I. This zoning permits a wide range of uses including but not limited to: retail sales of home furnishings, home supplies or sporting goods, professional services, light industrial uses, garages, clubs, warehouses and wholesale.



Unit Improvements

- 18 foot heigh ceiling
- 12 foot high grade level loading door
- Gas overhead heater in warehouse
- 2 offices on main level and 2 offices on second level
- 2 washrooms
- 3 parking stalls plus loading in front of grade door

