



101 – 9842 Second St.

Sidney, BC

Unit Features

- Ground floor corner unit
- Unit situated on Second St. & Sidney Ave.
- Windows around three-quarters of the unit
- Located among a residential area capturing walk-through traffic
- C1 (Downtown Commercial) Zoning
- Vacant & available immediately



Unit 101

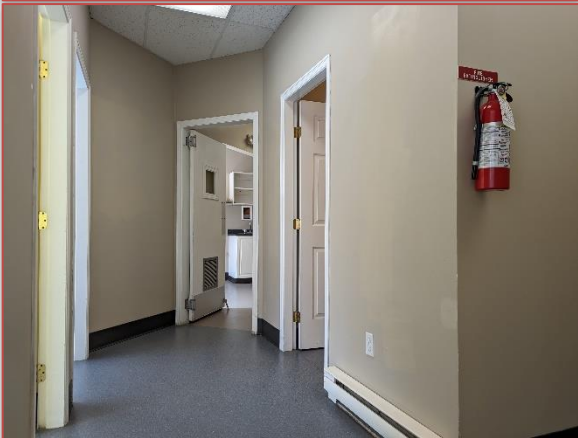
1,154 SF

For more information contact

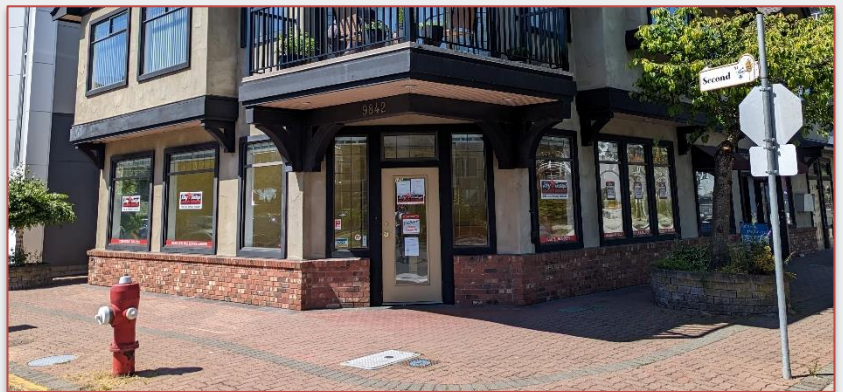
Dariya Langille

604 209 2627 • dariya@naicommercial.ca

Unit 101 – 1,154 Sq Ft
Gross Rent/Month: \$3,125 +GST

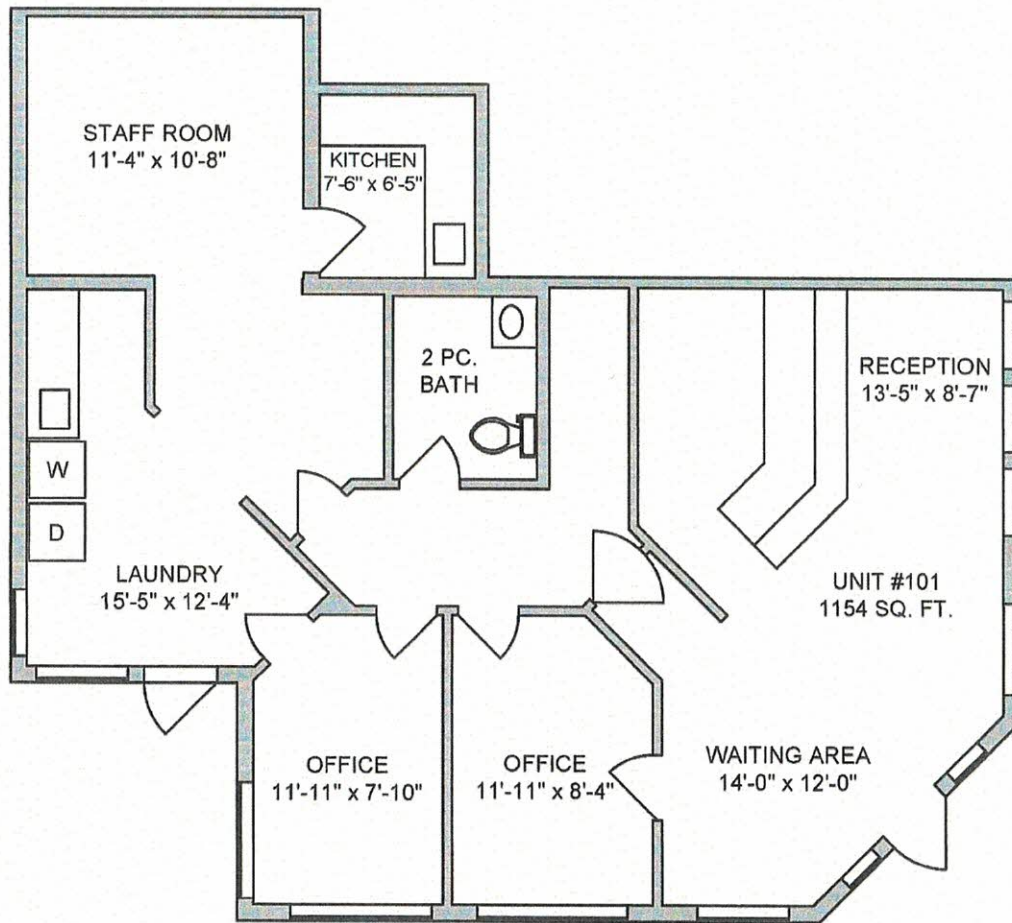


The unit is in a C1 Zone – Downtown Commercial – which allows for a variety of uses. Some of the allowable uses are Retail Sales, Personal Service Establishment, Recreation Rental, Bank/Financial Institution and others.





#101 - 9842 SECOND STREET
1154 SQ. FT.



NORTH



0' 5' 10'

SCALE



250-884-9753
 matt@propermeasure.com
 www.propermeasure.com

101 - 9842 SECOND STREET	
MAY 18, 2021	
PREPARED FOR THE EXCLUSIVE USE OF GORDON SWAN PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.	
FLOOR	AREA (SQ. FT.)
UNIT #101	1154

For Lease

1,154 SF

C1 - Downtown Commercial
Retail & Other Uses

Location Advantages

Sidney is located on the eastern side of Vancouver Island, 26.8 km north of Victoria and 89.9km west of Vancouver. The twenty-minute drive from Victoria separates the busy city from a charming town of Sidney. The community is located by a scenic seaside which supports several marinas and brings in tourism.

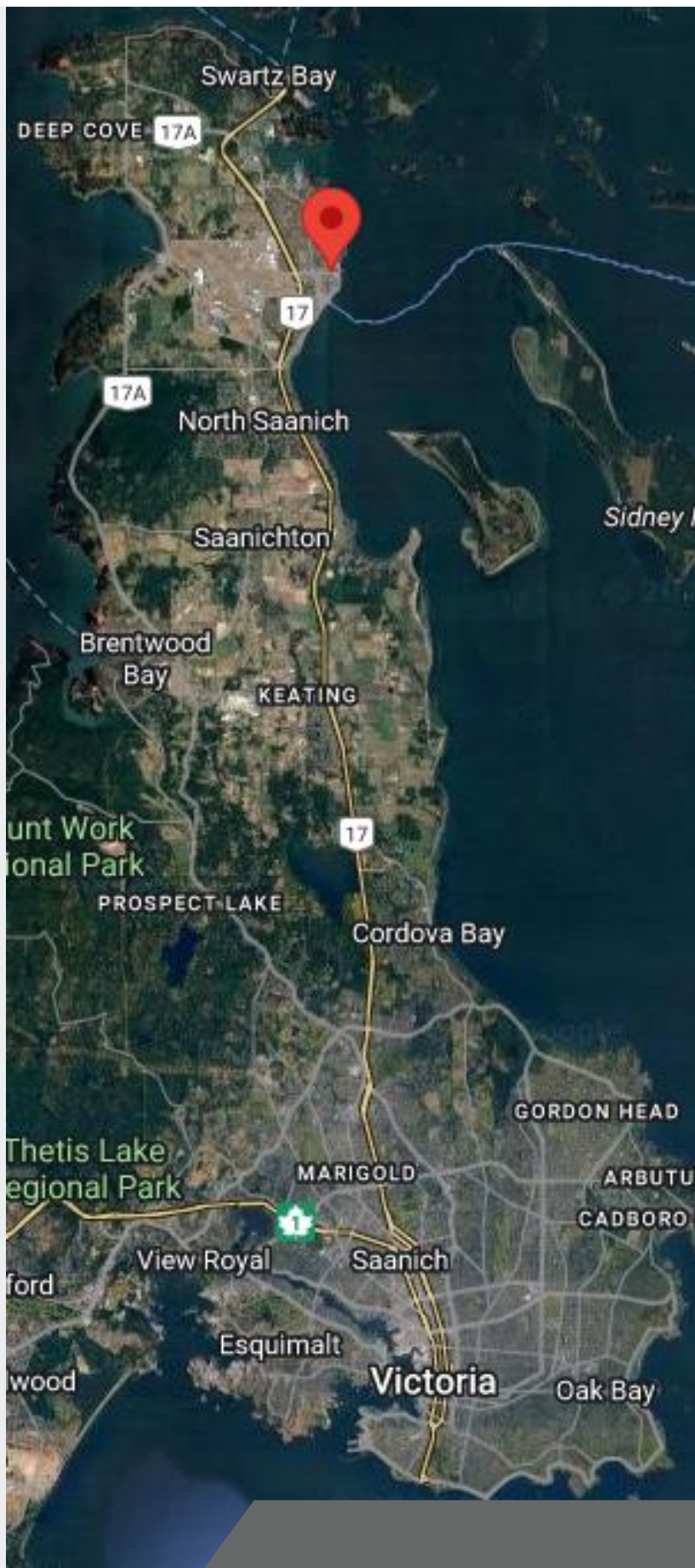
Sidney is a small town of 12,318 but, invites many tourists thanks to its quaint shops, restaurants, 3.6km waterfront walkway and other tourist attractions.

Sidney is easily accessible from Victoria International Airport, BC Ferries Swartz Bay Terminal and the Washington State Ferries terminal which are all within 10 minutes drive.



Driving Distance to Major Points

VICTORIA INTERNATIONAL AIRPORT	5.6 km
SWARZ BAY FERRY TERMINAL	6.5 km
VICTORIA	26.8 km
DUNCAN	80.3 km
DOWNTOWN VANCOUVER	90 km (includes ferry)



About NAI

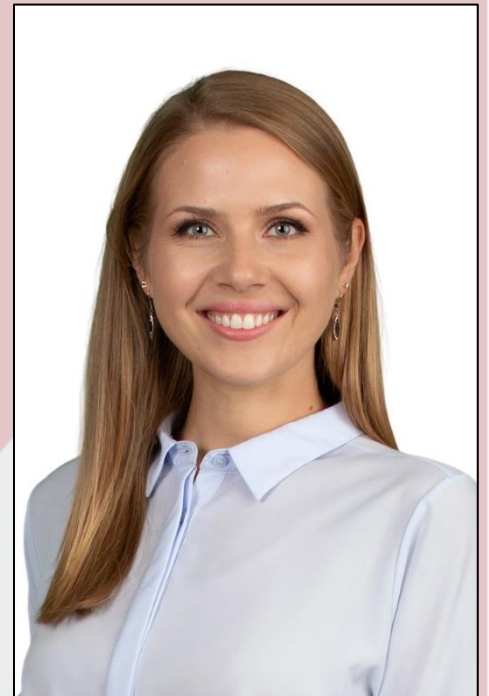
Over 35 Years of Experience
Working for You

NAI Commercial

NAI Commercial Central Vancouver Island Ltd. is a full service commercial real estate brokerage providing personalized service in central Vancouver Island since 1993. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from Duncan to Campbell River and west to Tofino.

We are a locally owned firm, a member of the Vancouver Island Real Estate Board, and have global reach through our association with NAI Global, the world's largest, most powerful network of local commercial real estate firms. NAI Commercial has an extensive team who combine their expertise to help our clients achieve their objectives. We are fortunate to work with a full range of clients, including individual investors, local business owners, developers, international corporations and governments at all levels.

Dariya holds a BBA in Accounting and has enjoyed a well-rounded career both in British Columbia and abroad. Returning from employment in Dubai, she transitioned to a career in commercial real estate, training at Sauder School of Business (University of British Columbia) with a focus on property management. Her experience in property management includes overseeing a portfolio of commercial, residential, and mixed-use buildings, located throughout south Vancouver Island. Dariya's range of experiences provide her with a great foundation to help clients achieve their commercial real estate objectives. Dariya is fluent in both Russian and English. When out of the office, she enjoys the outdoors, exploring the many parks and beaches that Vancouver Island has to offer.



For more information:

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