

OFFICE/RETAIL UNIT IN DOWNTOWN SIDNEY FOR SALE

FOR SALE

FOR SALE - Owner/Occupier Opportunity: Very nicely improved 1,253 sq ft ground floor commercial unit in the Beaufort Building @ Fifth St. & James White Blvd in lovely Sidney, BC. Would suit office or retail. Featuring a glass store-front on James White Blvd., a backdoor on to a courtyard and side windows, loads of natural light in this open office concept. Two covered parking spaces adjacent to the unit are available. High ceilings, good bright space, air-conditioned and first class interior improvements including two washrooms, including a shower. Asking price is \$659,000. Unit will be vacant as of July 1, 2026. Please do not disturb tenant.

PRICE: \$659,000.00

PROPERTY TAXES (2025): \$8,236.00

MONTHLY STRATA FEE: \$523.00 + GST

PROPERTY DETAILS

📍 [2355 James White Blvd, Sidney, BC V8L 0A1](#)

Square Feet: 1,253

INTERESTED? GET IN TOUCH.

Peter Tanner

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