

# FOR SALE

FOR SALE: 460 Bay Street, Industrial Strata Unit . Great owner/user opportunity for industrial/service commercial user in Baybridge Business Park. Very centrally located and highly visible corner strata unit in a well managed Rock Bay strata complex. There is 1605 sq feet on the main floor, featuring offices, showroom and warehouse area, plus a finished office mezzanine of 572 sf and an unfinished rear mezzanine of 543 sq feet for total floor space of 2,720 sq ft. Overhead door, heat pump and ample natural lighting. Two parking stalls in rear and common customer parking at front. Very flexible M-3 zoning. Please do not disturb tenant.



**Purchase Price: \$1,100,000.00**

Property Tax, 2024: \$14,014.00      Monthly Strata Fee: \$590.17 + GST

## PROPERTY DETAILS

460 Bay Street, Victoria BC V8T 5H2



Square Feet: 2,720

## INTERESTED? GET IN TOUCH.

Peter Tanner

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