

2745 BRIDGE STREET, VICTORIA, BRITISH COLUMBIA

ROCK BAY WAREHOUSE OPPORTUNITY



2745 Bridge Street presents a rare opportunity to acquire a strategically located industrial asset in Victoria's tightly held Rock Bay industrial district. The property offers secure in-place income today together with a compelling opportunity for partial owner-occupancy upon lease expiry in Spring 2028.

Situated on a prominent dual-corner site totalling approximately 24,295 square feet, the property benefits from exceptional exposure, multiple access points, and excellent connectivity to downtown Victoria, major transportation corridors, and the region's industrial and marine infrastructure.

The improvements are comprised of approximately 25,138 square feet of warehouse, showroom, office, and mezzanine space featuring dock and grade loading, substantial power supply, onsite parking, and prominent pylon signage.

The combination of stable cash flow, functional industrial improvements, and future operational flexibility positions the property as an attractive acquisition for investors, owner-users, and strategic occupiers alike.

PROPERTY SUMMARY

LOCATION

Located within Victoria's established Rock Bay industrial district, 2745 Bridge Street occupies one of the city's most strategically positioned industrial locations. The area serves as a critical employment and service hub supporting trades, logistics, marine industries, manufacturing, contractors, and urban service businesses.

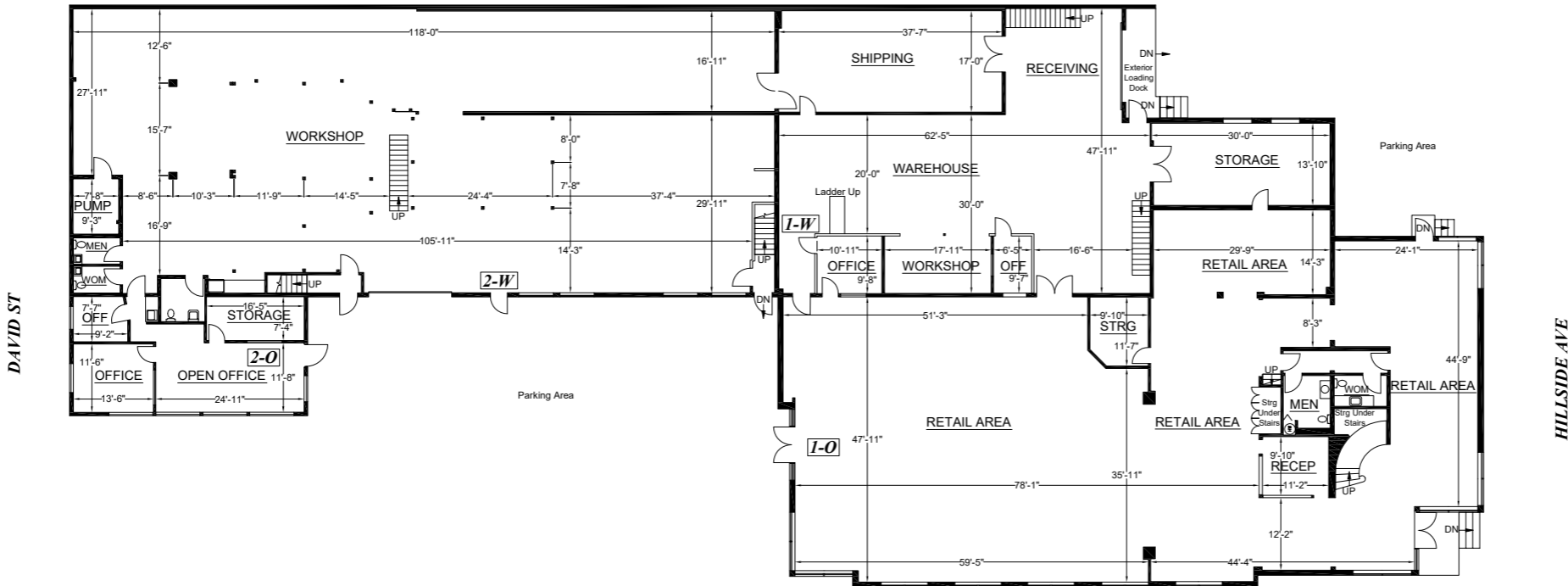
The property's central location provides convenient access to downtown Victoria, Highway 17, the Trans-Canada Highway, Victoria Harbour, and surrounding municipalities. Industrial opportunities of this scale are increasingly scarce within the urban core, making the property particularly attractive to investors and businesses seeking long-term operational certainty.

The combination of flexible industrial zoning, excellent transportation connectivity, and proximity to Victoria's commercial core continues to drive strong demand for industrial space throughout the district.

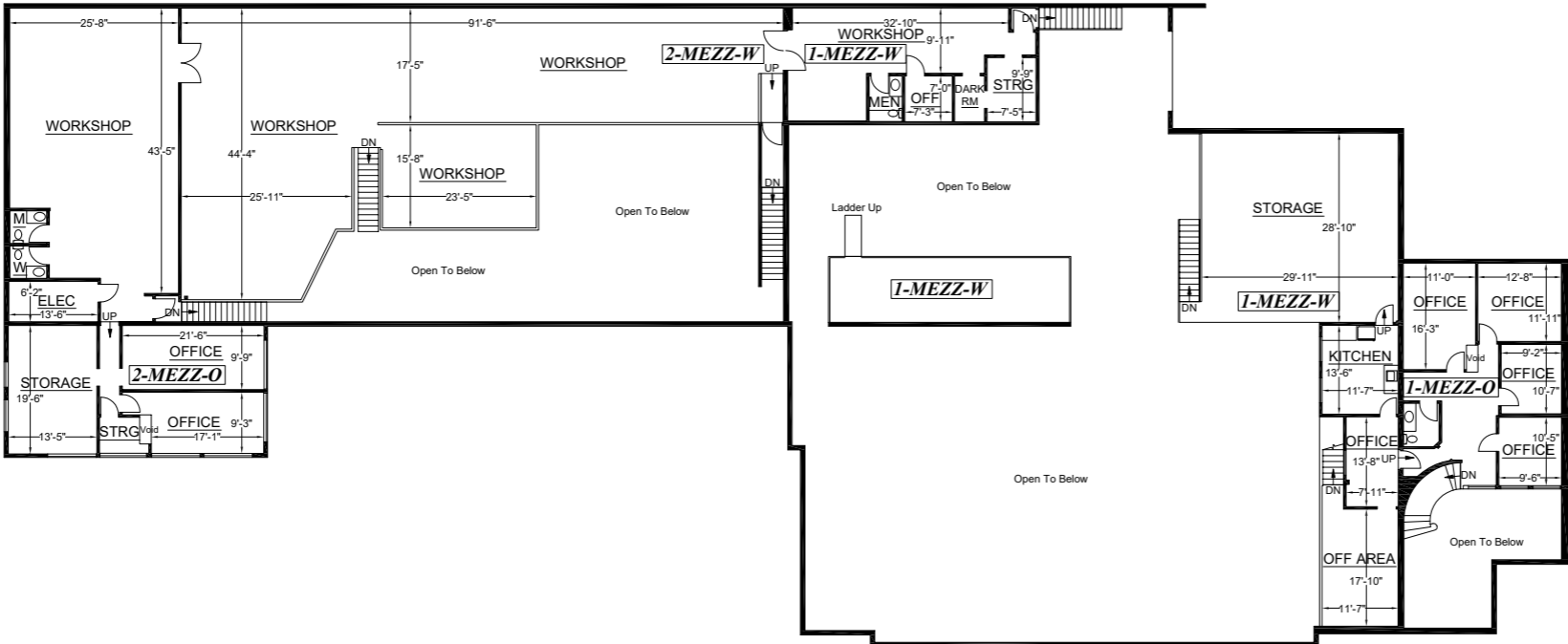
LEGAL DESCRIPTION	LOT A, PLAN VIP52883, SECTION 4, VICTORIA DISTRICT PID: 017-455-537	ZONING	M-2 - Light Industrial District
LOT SIZE	24,295 square feet (.56 acres)	CONSTRUCTION	Concrete block, wood frame and metal cladding
BUILDING SIZE	Lower Level: 16,438 square feet Upper Level: 8,700 square feet	ELECTRICAL SERVICE	600 amp - 3 phase service
LAYOUT	Warehouse, showroom, and offices, including mezzanine	ROOF	Torch-On
PARKING	Fenced surface parking from Bridge Street, plus additional visitor parking accessed from Hillside Avenue	HEATING AND COOLING	Gas fuelled forced air heating and cooling, and electric base board
LOADING	Dock level loading bay and grade level loading	SIGNAGE	Prominent pylon sign with 3 sign boxes
ASSESSED VALLUE	\$6,179,000	PROPERTY TAXES (2025)	\$113,785.00

FLOOR PLAN

Lower Level - 16,438 sq. ft.



Upper Level - 8,700 sq. ft.



Prospective purchasers, tenants, and other interested parties are advised to conduct their own independent investigations and verify all dimensions, areas, measurements, floor plans, and other information they deem important. The listing brokerage, listing agent, and property owner make no representations or warranties, express or implied, as to the accuracy or completeness of the information provided.



Walk Score
89

Transit Score
84

Bike Score
84

SELLING PRICE: \$7,500,000

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Peter Tanner
250-544-2300
ptanner@firmmanagement.com

Ana Kraft
250-880-0800
anakraft@shaw.ca