

# FOR SALE

Multi Tenant Commercial Building

7925 East Saanich Road, Central Saanich BC



DEVENCORE



## OPPORTUNITY

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Excellent opportunity to acquire a fully updated commercial property in the commercial node of Saanichton in the municipality of Central Saanich.

By virtue of its excellent location and condition of the premises, the owner has operated a successful antique operation on the main level. The lower level is tenanted by a daycare with four years remaining on their term.

The property is a level lot, rectangular in shape and totals 10,292 square feet in size. The site benefits from its proximity to other Saanichton amenities that include a diverse range of retail and service businesses.

## PURCHASE PRICE

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One Million and Ninety Five Thousand Dollars  
**(\$1,095,000)**

### Dave Bornhold

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## Standalone Multi Tenant Commercial Building

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### IMPROVEMENTS

The main portion of the subject property was constructed in 1898 as one of the early community halls in Central Saanich. The property has since undergone extensive renovation and updating with the most recent work being completed in 2013. The building has a new electrical service with two 200 amp panels, new furnace, updated plumbing and new roof. The interior finishes have been thoroughly updated to create a modern and bright retail showroom on the main level. The lower level features a full service daycare along with ample storage areas to support the occupants. The rear yard is used by the daycare and landscaped as a playground with accessory buildings.

### Floor Totals

Main Level: 3,214 sf  
Mezzanine: 174 sf  
Lower Level: 2,911 sf



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### KEY FACTS

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Land Size:	10,292 sf
Current Rentable Area:	6,209 sf
Property Taxes (2018):	\$16,709
Assessed Value:	\$1,222,000 (2018)
Water:	Municipal
Sewage:	Municipal
Electricity:	Two 200 amp
Roof:	Shingle 2013

### ZONING

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*Neighborhood Commercial (Restricted): C-3A*

This commercial zone permits a variety of uses that include: Assembly, Child Care Facility, Community Care Facility, Convenience Store, Caretaker's Dwelling, Combined Commercial and Residential Uses, Family Resource Centre, Retail Sales of Antique and Second Hand Furniture and Household Items.

### LEGAL DESCRIPTION

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PID 006-286-356  
Lot 6, Section 5, Range 3 East, South Saanich District, Plan 3123 Except part in Plan EPP24750



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