

Newly Renovated Office/Commercial Space in Esquimalt

734 Aldebury Street, Esquimalt B.C.



Second Floor Walk-up Premises with Several Units to Choose From (800 to 4,600sf in size)

Location Conveniently situated on the corner of Aldebury Street and Viewfield Road. The subject property is located within a light industrial park in the municipality of Esquimalt, approximately 5 minutes from downtown Victoria.

Comments Excellent opportunity to occupy brand new affordable office/commercial space. The property is improved with a two storey warehouse office complex comprised of 15,700sf, which has recently undergone significant upgrades. The suites have been fully renovated and are tastefully finished in "move-in" condition. The premises benefits from its open and versatile floor plan, plenty of natural light, dedicated parking on-site and great signage opportunity. Only 4,600sf of space remaining within five units ranging in size from 800 to 1,400 square feet, with the ability to combine several suites. Join Precision Marble, Rene Lockhart Hair Design, Force of Nature Fitness, and Vibestreet Dance Studio in making this building home to your business.

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Improvements

The second floor walk-up premises are well suited to all types of office and commercial services, including financial services tech, fitness, beauty, travel, legal, real estate, design and other professional businesses. The subject property is easily accessed and benefits from its proximity to amenities and services. The newly renovated suites have a large open work area with a kitchenette, private washroom and their own separate entrance and electrical meter.

Features Include:

- New flooring and freshly painted walls
- Potential for exterior signage
- New windows and doors
- Increased natural light by way of skylights
- New kitchen and washroom
- Open floor plan with flexible and efficient layout
- Newly wired for data and power
- Automatic safety lights outdoors
- Dedicated parking on-site

Zoning

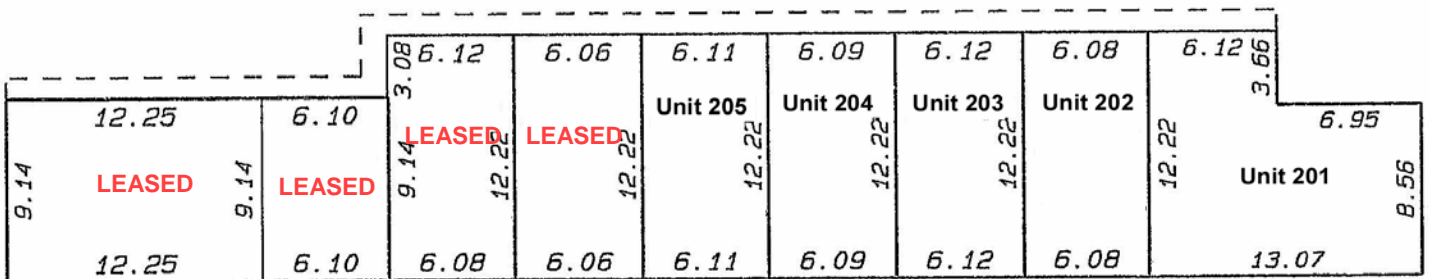
Allows for a wide variety of uses including professional office, restaurant, fitness centre, publishing, printing, veterinary clinic, education, research, business, etc.

Key Facts

Term: Negotiable

Operating Costs: Estimated to be \$4.50psf

Available Units:	Unit	Size (sf)	Net Rent
	201	1,400	\$12.00psf
	202	800	\$11.00psf
	203	800	\$11.00psf
	204	800	\$11.00psf
	205	800	\$11.00psf



For more information, please contact:

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