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# Commercial Building in James Bay For Lease

## 106 Ontario Street, Victoria | BC

James Bay is a vibrant and diverse neighbourhood, located two kilometers south of downtown Victoria and accommodates the origin point for several major transit routes. The subject property is within walking distance to many of Victoria's key attractions including the Provincial Legislature Buildings, Royal BC Museum, Beacon Hill Park, Dallas Road, and Fisherman's Wharf.

### FEATURES

- 7,237 square foot standalone building in the heart of James Bay
- Single story with on-site parking
- Four (4) overhead loading doors
- L shaped building with overhead doors located along the south and west sides of the building
- Multiple storage/work areas plus a large open area
- Paved loading area
- Vehicle access is off of Ontario Street
- 12' foot ceilings

Size:

7,237 SF

## Contact us:

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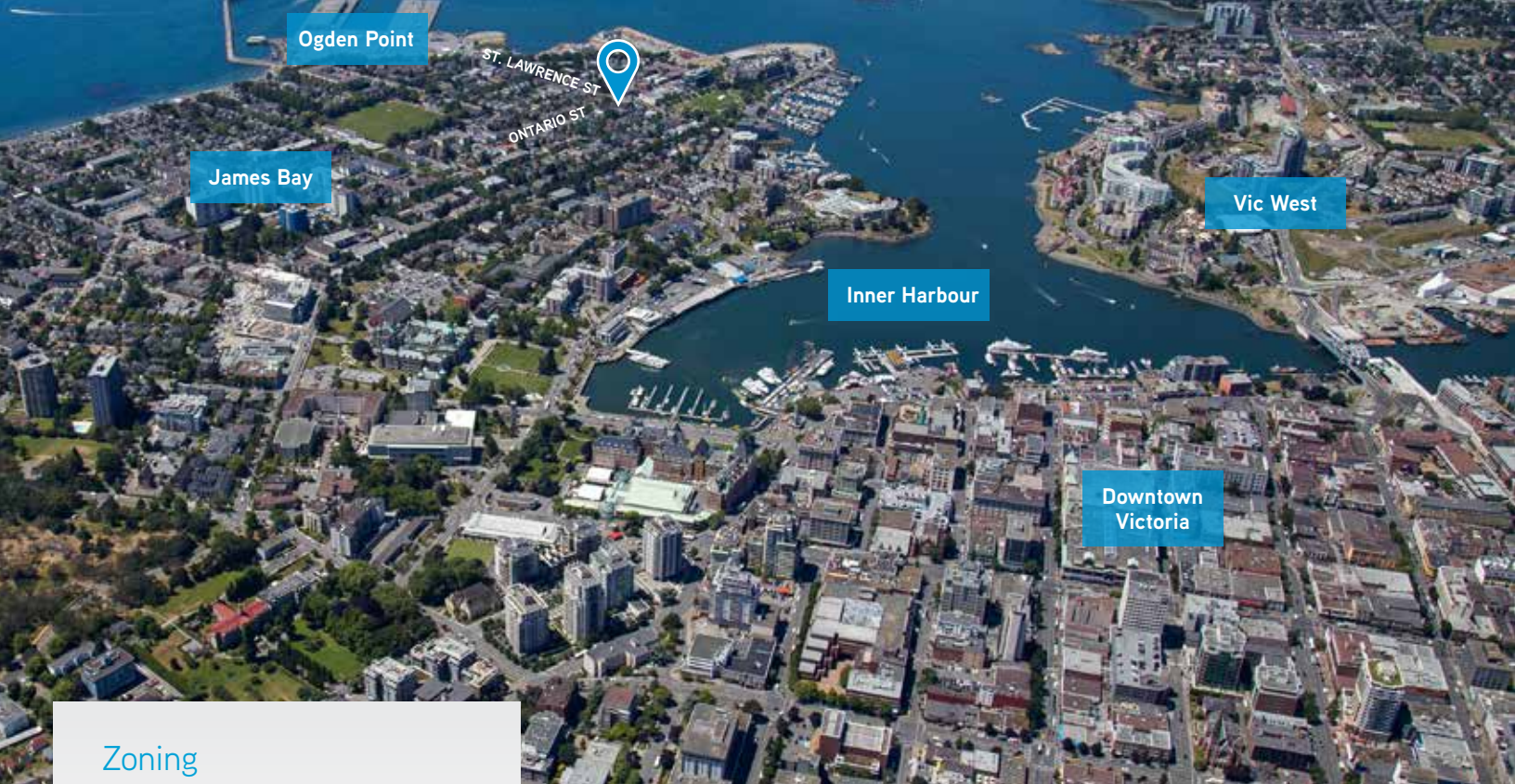
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Ogden Point

James Bay

ST. LAWRENCE ST  
ONTARIO ST

Inner Harbour

Vic West

Downtown  
Victoria

## Zoning

The property is currently zoned M-2, Light Industrial District. The current zoning permits a wide range of commercial uses including, but not limited to, bakeries, vet hospitals, schools, churches, clubs, light industry wholesale.

Asking Rent:

# \$16.00

PSF NET

Op. Costs & Taxes:

# \$7.72

PSF (2018)

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