

5-415

Dunedin Street
Victoria | BC

COURT ORDRED SALE

DOWNTOWN COMMERCIAL
STRATA UNIT FOR SALE



Ty Whittaker

Personal Real Estate Corporation

Colliers
INTERNATIONAL

LOCATION |

5-415 Dunedin Street is located just off of Gorge Road in the Selkirk waterfront area and is in close proximity to our downtown core. The strata development is close to all of Victoria's major traffic arteries.

IMPROVEMENTS |

The unit features the following improvements:

- 2,020 SF unit
- Improved as office/tech space but previously developed as warehouse
- HVAC throughout the unit
- Men's and women's washrooms with one shower
- Kitchenette
- 200 amp, 3 Phase electrical service
- Two private offices with balance as an open floor plan.
- Two (2) parking stalls on site

ZONING |

The subject property is zoned: S-1 (Limited Service Commercial). This zoning permits a wide range of uses including but not limited to: wholesale and retail sales, offices, high tech, clubs, restaurants etc.

COURT ORDERED SALE |

The Vendor has been provided Conduct of Sale under Action No. 160475 with any sale being subject to a Vesting Order being granted by the Supreme Court of British Columbia.

DETAILS

Legal Description	Strata Lot 18, Section 5, Victoria District, Strata Plan VIS4375, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as Shown on Form 1.
Price	\$750,000.00
Strata Fees	\$350.00 per month



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