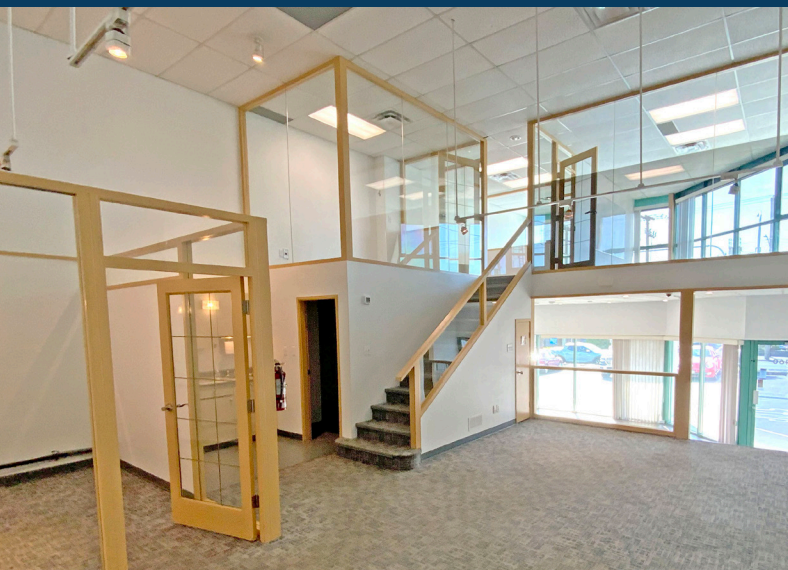


460

BAY STREET VICTORIA, BC

FOR LEASE - 2,177 SF

Service Commercial & Mezzanine Storage



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460 BAY STREET

VICTORIA, BC



FOR LEASE

Opportunity

This well-positioned industrial strata unit at 460 Bay Street sits on a prominent corner within Bay Bridge Business Park, offering exceptional visibility and access. Zoned M-3 for maximum flexibility, it's suitable for a wide range of industrial and commercial uses. The unit features a spacious main floor, including a warehouse area with a grade loading door, a bright showroom, and multiple office spaces.

Premises

Main Floor - 1,605 SF

Upstairs Office Area - 572 SF

Rent

Base Rent - \$17.00

Additional Rent - \$12.05 (2025)

Property Features

- Available Immediately
- Natural light and high ceilings
- Two (2) dedicated parking stalls and ample free customer parking for the complex
- High exposure location
- Well located with good access to all parts of the city
- Grade loading bay and storage



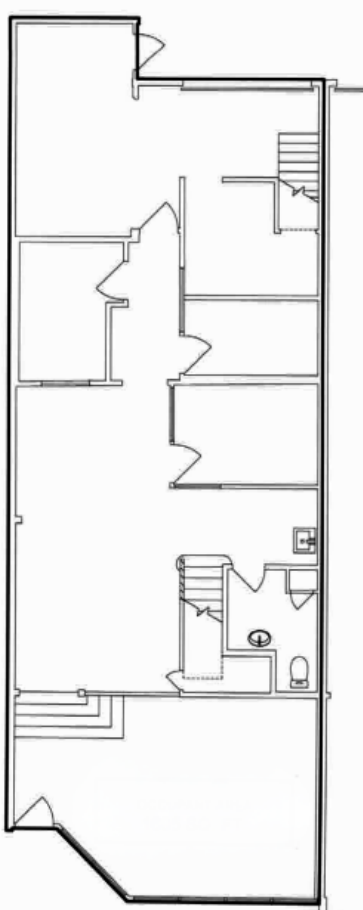
460 BAY STREET

VICTORIA, BC

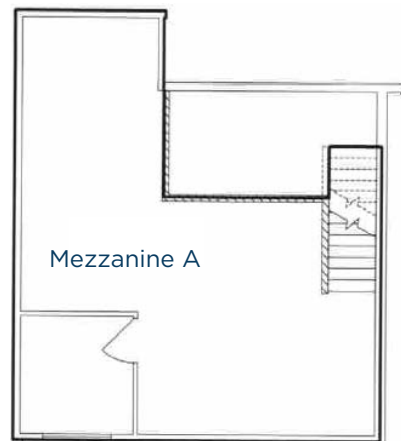


FOR LEASE

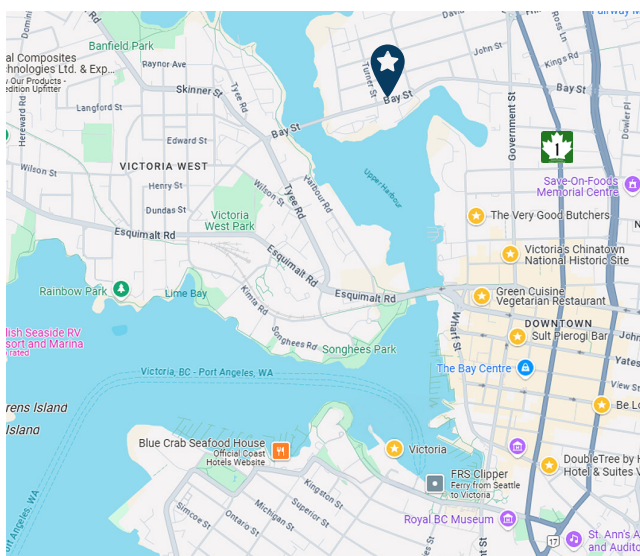
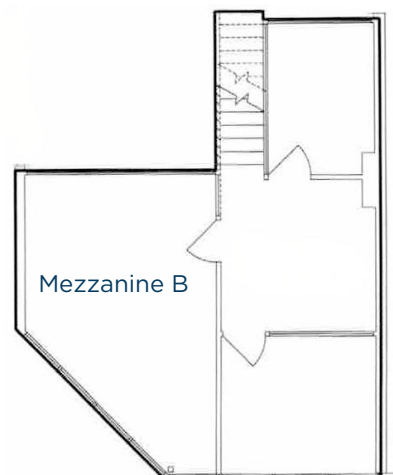
FULL FLOOR PLAN



MEZZANINE A FLOOR PLAN



MEZZANINE B FLOOR PLAN



To Downtown Victoria: 1.73 km

To Westshore: 12.2 km

FOR MORE INFORMATION, PLEASE CONTACT:

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