

2075 Henry Avenue West Unit 23

SIDNEY, BC



FOR SALE - 3,202 SF OF IMPECCABLE FULLY BUILT OUT OFFICE AND WAREHOUSE

Property Highlights

LOCATION

Opportunity to own and operate superior quality office and warehouse in West Sidney Business Park. This unit is finished to a very high standard which would suit an owner occupier looking for move in ready premises featuring high ceilings, finished with cedar plank throughout the second floor office and showroom area, and a grade level door with access to the warehouse . It is ideally located on the Saanich Peninsula with proximity the airport, BC Ferries, and the Highway 17. This is a well managed and neat complex which is efficiently operated by the strata with no upcoming levies or repairs.

FEATURES

- Warehouse with 18' ceilings
- Downstairs warehouse with grade level loading
- 3 parking stalls
- Washroom and kitchenette on warehouse level
- Full washroom with shower upstairs
- Built in vacuum system
- 2 equal sized offices
- Heat and air conditioning
- Entrance both on Henry Avenue and within the complex
- Showroom/ open plan area with vaulted ceilings and skylights
- Separate entrance lobby leading into the upstairs office area
- Small storage crawl space located off upstairs washroom



SALIENT DETAILS

Square Footage	3,202 SF
Civic Address	23-2075 Henry Avenue, Sidney BC
Legal Description	Area 23, Plan VIP82520 of Sublease EX050787 over part shown as Area 1 on Plan VIP78766. Sub-lease (2/32nd) of lands owned by HMQ in Right of Canada, leased to Victoria Airport Authority, subleased to West Sidney Business Park.
Built	2005
List Price	\$800,000

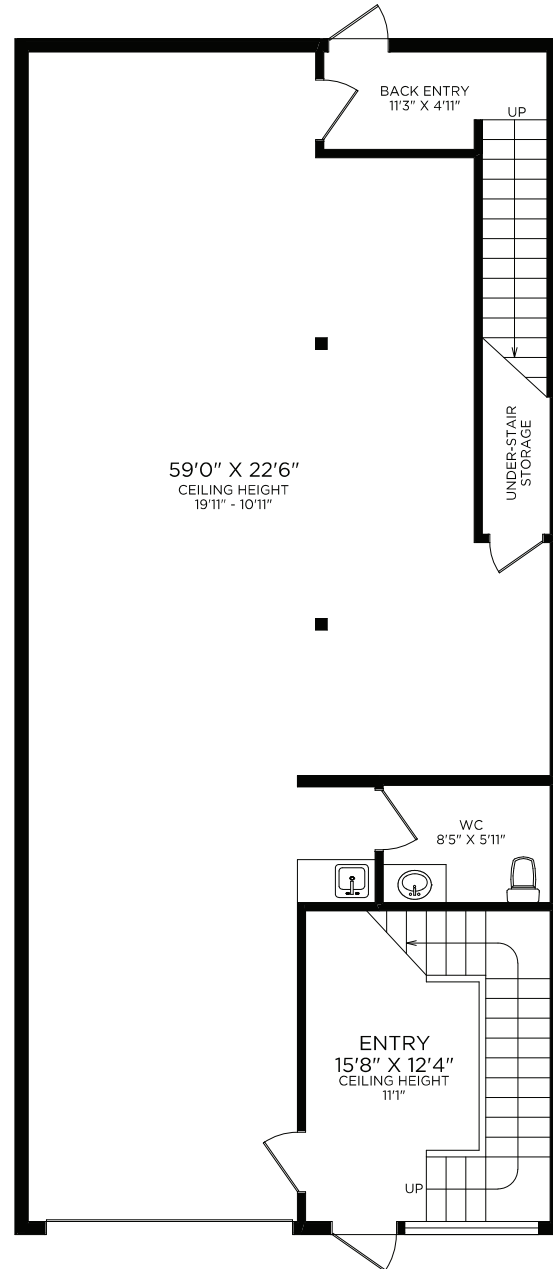
STRATA FEES

Monthly Strata Fees & Property Tax Payment	\$1,138.72 (2026 estimate)
Strata Fee	\$518.97
Strata GST (5%)	\$25.95
Property Tax	\$565.52
Property Tax GST (5%)	\$28.28

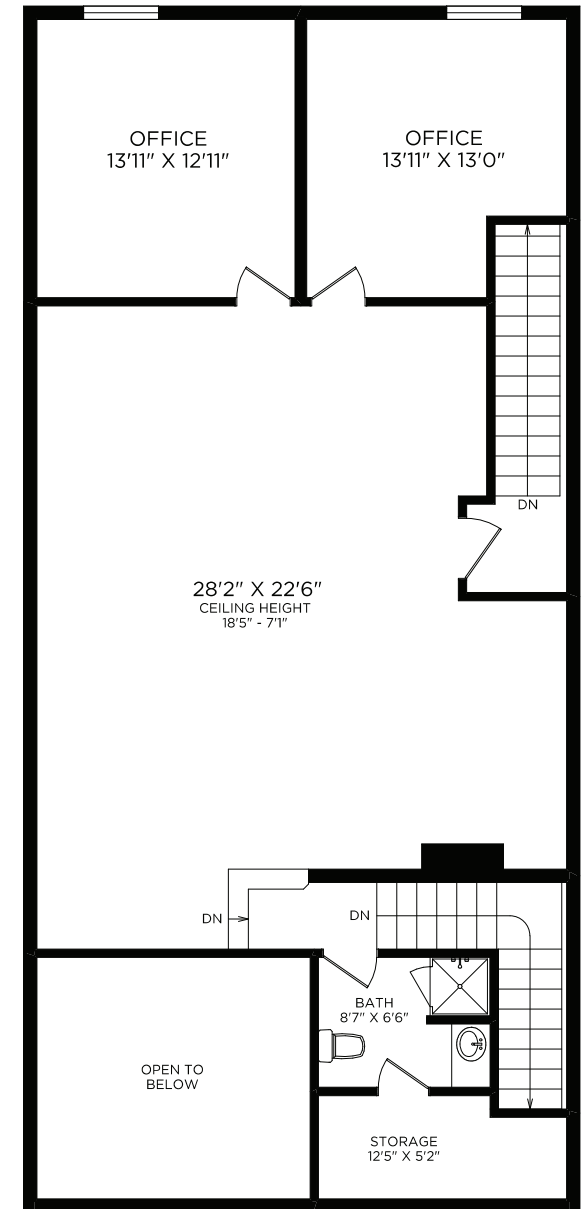
Floor Plans



GROUND FLOOR



UPPER FLOOR



2075 Henry Avenue West Unit 23

SIDNEY, BC

**FOR MORE
INFORMATION
CONTACT**

Colleen Austin

Personal Real Estate Corporation

Associate Vice President

+1 250 410 3003

colleen.austin@cushwake.com

Cushman & Wakefield
30 View Street, Suite 420
+1 250 410 3000
Victoria, BC
cushmanwakefield.com

