



MLS® 1029161

## 258 Helmcken Rd 101 View Royal BC

\$590,000

This is a rare opportunity to secure a brand new 1000+ sq ft ground floor strata space at The Royale, a newly built mixed-use development located at 258 Helmcken Road in View Royal. Positioned at the prominent intersection of Helmcken Road and Island Highway, the property offers excellent visibility and strong daily traffic connecting the Western Communities with downtown Victoria. The site is surrounded by an established residential neighbourhood and 55 condominium units directly above the commercial space, creating a built-in customer base. Many units are already pre-sold or occupied, supporting the retail component. The property is also close to key amenities including Victoria General Hospital, the Trans-Canada Highway, and major commercial centres. Zoning Uses: Cafe, Medical Clinic, Neighbourhood Grocery, Residential, Apartment. Can be demised into smaller units, with flexible sale options ranging from approximately 1,000 to 5,500 sq.ft. depending on needs.

Listing Presented By:



Originally Listed by:  
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