



## 808 Viewfield Rd 103 Esquimalt BC

\$6,150,000

\*Price Reduced\* Presenting the opportunity to purchase a 19,483 SF industrial strata unit centrally located in the Esquimalt Industrial Park at 808 Viewfield Road. Unit 103 features quality tilt up concrete construction, 30 foot clear heights, 400 amp service and full HVAC. The +/- 7,300 SF limited common property yard area provides 13 parking stalls and loading, with an additional 40+ parking stalls available after business hours. The unit is currently tenanted by Flying Squirrel Trampoline Park provides an excellent investment opportunity with a strong tenant. There is an opportunity to substantially increase the NOI upon renewal, with negotiations taking place in early 2026.

Listing Presented By:



Originally Listed by:  
CBRE Limited

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