



2061 Malview Ave 1,2,5 Sidney BC

\$2,800,000

A great opportunity to acquire three industrial strata units at 2061 Malview Ave W. These three units represent 50% of the total units in the complex and a 66% interest in the entire strata property. The three units are well cared for and fully leased to long-term tenants. The entire strata property sits on nearly 30,000 sq ft of land in the West Side Industrial Area, which provides easy access to BC Ferries, the International Airport, Sidney and Victoria. The units have approximately 10,685 sq ft of interior space and 30 combined designated parking spaces for the three units, and the complex is easily accessible via Malview Ave W. and a rear laneway. Each unit has grade-level Bay doors (12ft & 14ft) and full-height mezzanines, allowing the spaces to accommodate a wide variety of businesses under the M1 zoning. The Leases are all leased under market and the property has a significant upside on renewals. The property is easy to view.

Listing Presented By:



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