



## 835 Devonshire Road 6 Esquimalt British Columbia

\$969,000

Commercial strata corner unit in Esquimalt; central location, close to downtown & easy access to the city and highways. Zoned I1 - Light Industrial, this unit can accommodate a wide range of establishments /uses. The zoning also permits Accessory Residential use making this space an ideal opportunity to live/work under the same roof. The unit is owner-occupied, with exception to the loading bay which is under lease until Nov/2024, then M2M. The main floor consists of a reception & office area and the large warehouse/loading bay with a 2-piece bathroom. The 2nd floor has a laundry room, bedroom and bathroom. The bright top floor is approximately 1,189 ft.sq in size with vaulted ceilings & currently serves as a spacious kitchen/lounge area. There is also a large storage room & access to the warehouse from the top floor via a separate stairwell. Also included are 3 dedicated parking spaces. Low monthly strata fees include water, building insurance, maintenance, and contingency reserve. (id:6769)

Listing Presented By:



Originally Listed by:  
Pemberton Holmes - Cloverdale

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Royal

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