

FOR SALE

**1 - 6782 Veyaness Road
Saanichton, BC**

4,280 SQFT Industrial Warehouse
Located in Keating Cross



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THE OFFERING | \$1,750,000



THE OPPORTUNITY

This property offers a rare opportunity for an owner-user or investor to acquire a well-appointed strata warehouse in the highly sought-after Keating Cross industrial area. The unit features a functional mix of warehouse, office, and showroom space, complemented by high ceilings, grade-level loading, and six dedicated on-site parking stalls.

Positioned on a prominent corner lot, the property benefits from excellent street exposure, building signage, and pylon visibility, enhancing brand presence and accessibility. With flexible Light Industrial zoning and a layout suited for manufacturing, distribution, or service-based operations, this offering represents a rare chance to secure quality industrial space in one of Greater Victoria's most established business corridors.

OPPORTUNITY HIGHLIGHTS

PRICE:
\$1,750,000

CIVIC ADDRESS:
1 - 6782 Veyaness Road, Saanichton, BC

SIZE:
± 3,525 SQFT - Main Floor
± 755 SQFT - Mezzanine

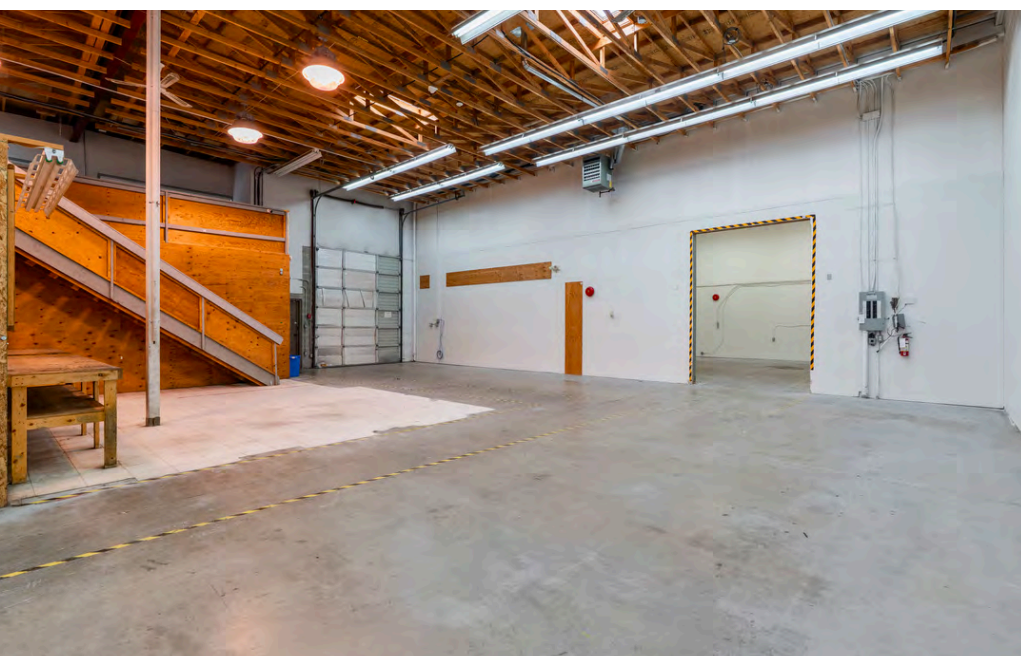
Total: ± 4,280 SQFT

PARKING:
Six (6) Designated Stalls

LOADING DOOR:
9'09" x 11'10" Grade Level Bay Door

SIGNAGE:
High Exposure Building + Pylon Signage





PROPERTY DETAILS

YEAR BUILT

1994

ZONING

I1 - Light Industrial

ACCESS/EGRESS

Veyaness Road via Keating Cross Road

PROPERTY TAXES

\$15,706.00

CONSTRUCTION

Concrete Cinder Block

STOREYS

Main + Mezzanine

LOADING DOOR

1 x Grade Level Loading Door

LOADING DOOR SIZE

9'09" Wide x 11'10" High

PARKING

6 Parking Stalls

CEILING HEIGHT

18' Warehouse Ceiling Height

LIGHTING

Ample LED Strip Lighting Throughout

ELECTRICAL

100 AMP 120/208V

PLUMBING

2 x Washrooms

HEATING

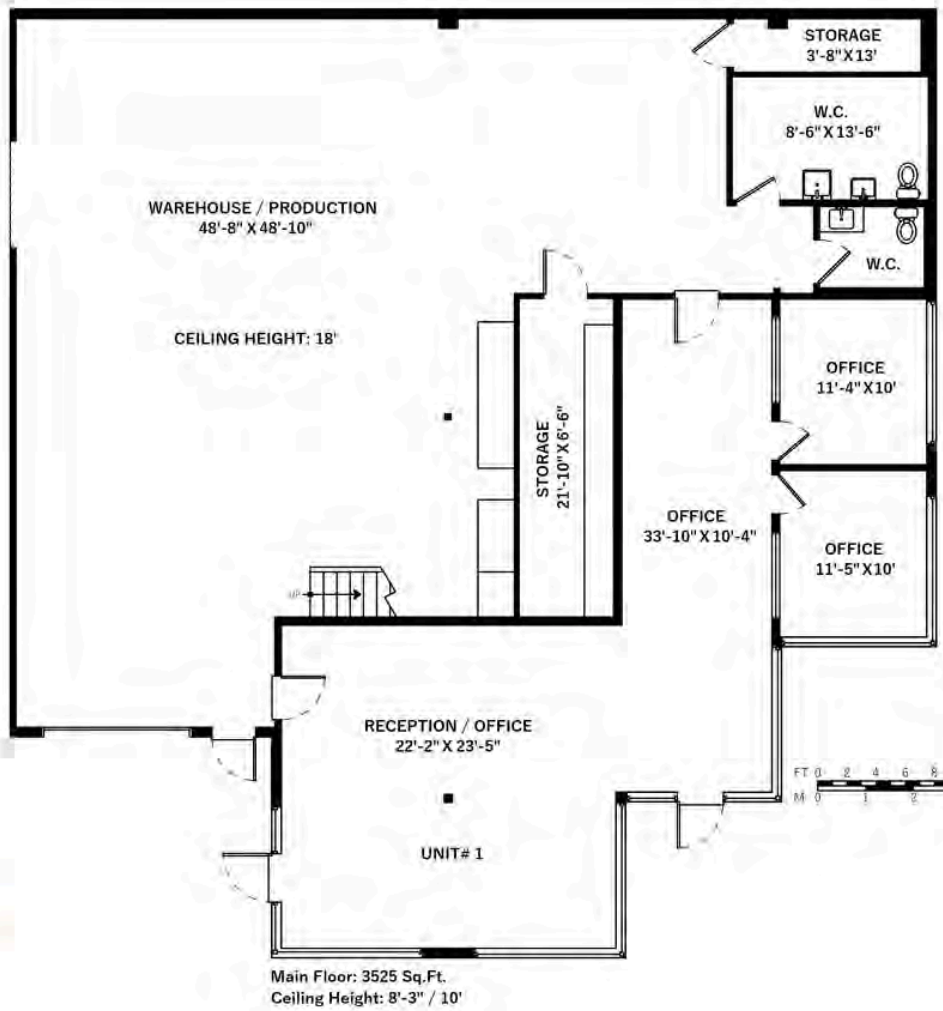
2 x Suspended Gas Fired heaters
(Modine)

LAYOUT

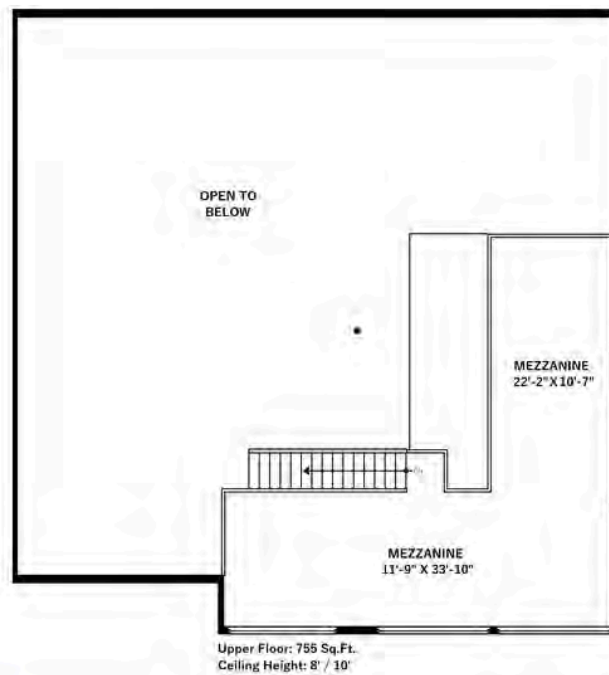
- Open Concept Warehouse
- 2 Private Offices
- Front Showroom and Reception Area
- 2nd Level Mezz

UNIT 1 | FLOOR PLANS

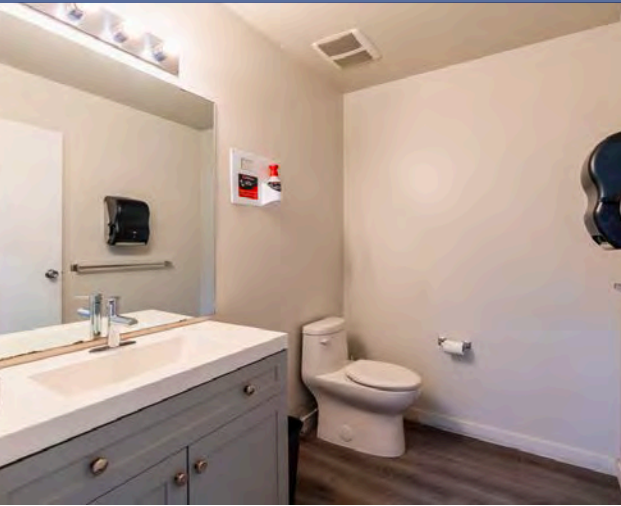
Main Level



Mezzanine



UNIT 1 | 6782 VEYANESS ROAD





LOCATION

Situated in the heart of Central Saanich's industrial corridor, this property offers exceptional access to Greater Victoria's key transportation routes and business districts. Just minutes from Highway 17 (Pat Bay Highway), the location provides seamless connectivity south to downtown Victoria, north to the BC Ferries terminal at Swartz Bay, and the Victoria International Airport.

The area is home to a diverse mix of light industrial, commercial, and service-based businesses, benefiting from Central Saanich's pro-business environment and strategic mid-Island position. Nearby amenities include retail, restaurants, and service providers at Keating Cross Road and Saanichton Village, supporting both operational convenience and employee accessibility.

TRADE AREA & DRIVE TIMES

SIDNEY + 13 MINUTES

SAANICH CORE + 18 MINUTES

LANGFORD + 25 MINUTES

VICTORIA + 25 MINUTES

DUNCAN + 60 MINUTES

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