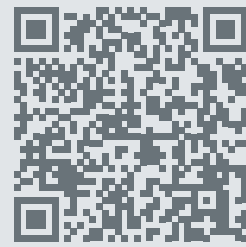




## 450 Dupplin Road

Prime mid-town Victoria location

**Exceptional 2,072 SF Industrial Lot with Office Space**



VIEW ON REALTOR.CA

**DAVID BOON**

(250) 588-2555

[dboon@naicommercial.ca](mailto:dboon@naicommercial.ca)

200 - 569 Johnson Street

Victoria, BC V8W 1M2

250-381-2265

[naivictoria.ca](http://naivictoria.ca)

## Location

The subject property is conveniently located on Dupplin between Burnside and Douglas Street.

This desirable central location provides convenient access to the major transportation routes across Victoria and quick access to the downtown core.

## Features

### Large Paved Yard:

Secure and gated rear yard spanning over 3,500 SF, accommodating large vehicles, full-length trailers, heavy equipment, and storage containers.

### Versatile Office Space:

A free-standing home converted into an office, featuring 1,034 SF of upstairs office space. Comes equipped with built-in desks, a meeting room, a 3 pc washroom, and a kitchenette for your team's comfort and efficiency.

### Ample Storage:

Additional 1,034 SF of storage space on the lower level, featuring grade-level driveway loading, concrete floors, and built-in shelving.

### Competitive Lease Terms:

Offered at \$17/SF base rent plus \$8.90/SF additional for the office, and \$2,700 gross rent (\$9.00/SF) for the fenced yard.

### Flexible Zoning:

M-1DW Zoning supports a variety of uses, including trades offices, wholesaling, general office use, rentals, and repairs, providing the flexibility your business demands.

Available on short notice and easy to show.  
For more information contact:

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