

# FOR LEASE

## A GREAT OPPORTUNITY

to lease ground floor retail space on Beacon Ave.



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Pemberton Holmes Ltd.  
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Pemberton Holmes Ltd.  
150-805 Cloverdale Avenue  
Victoria, BC V8X 2S9

CONFIDENTIAL INFORMATION MEMORANDUM

\*Listed by Pemberton Holmes Ltd.

**PEMBERTON  
HOLMES  
COMMERCIAL**





**This 875 sq ft space is available for the first time in 15 years.**

Located near the corner of Beacon Ave and Fifth St putting it at the centre of Sidney and providing great exposure and traffic.

This corner unit has great signage opportunities and benefits from a shared on-site parking lot and free street parking directly in front.

The interior space has tiled floors, high ceilings and is a wide-open rectangle with a private bathroom and a rear door to the back parking lot.

The space also has a small shed-like storage space outside for additional dry storage.

The space is available on May 1st, 2025 but an earlier possession is possible.

Flexible commercial zoning for a wide variety of potential uses.

Easy to view.

EXECUTIVE

## SUMMARY

**MUNICIPAL ADDRESS:** 2373 Beacon Ave

**NEIGHBOURHOOD:** Sidney

**YEAR BUILT:** 1962

**SPACE AVAILABLE:** Approx 875 sq ft

**CURRENT ZONING:** C1-Downtown

### ASKING NET RENT

**\$32 psf**

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### ADDITIONAL RENT

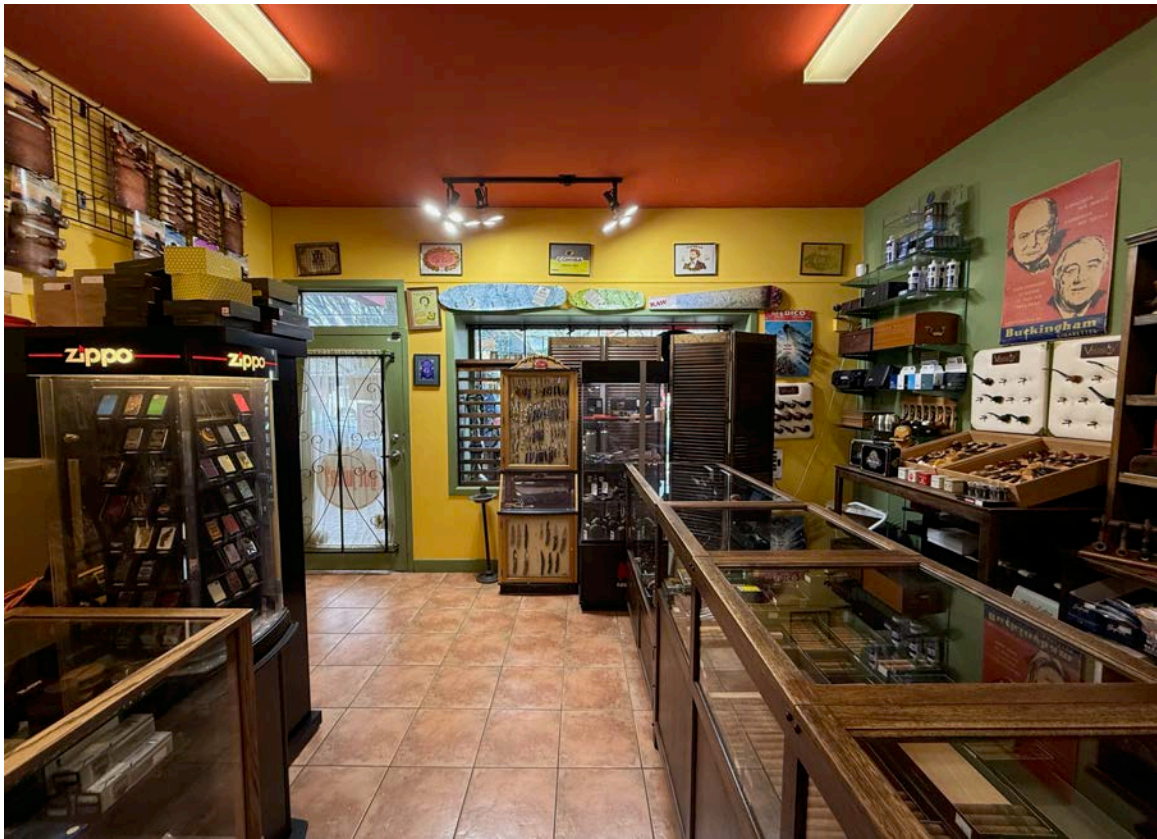
**\$15.74**

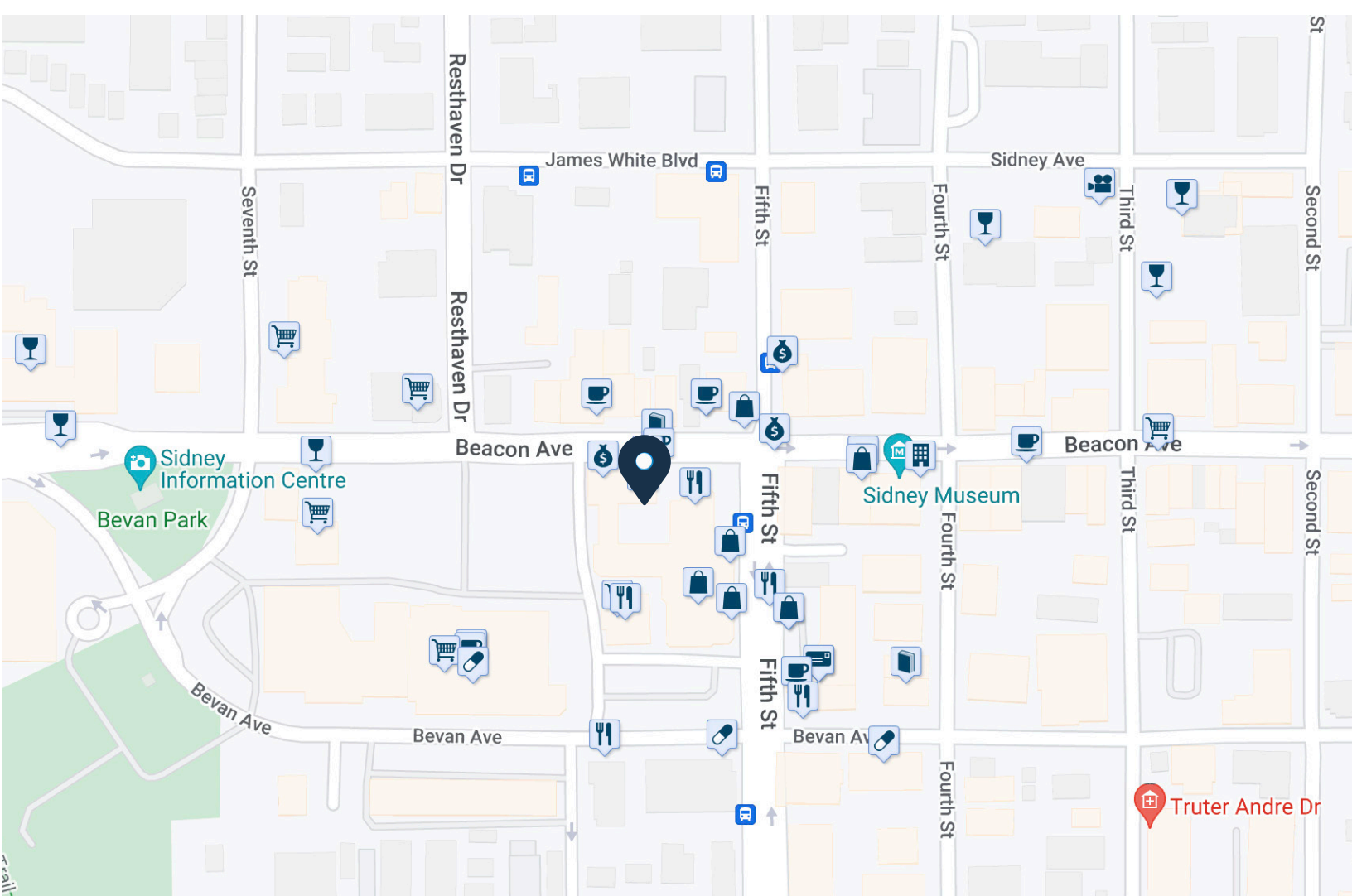
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### GROSS RENT

**\$3481 per month + gst**







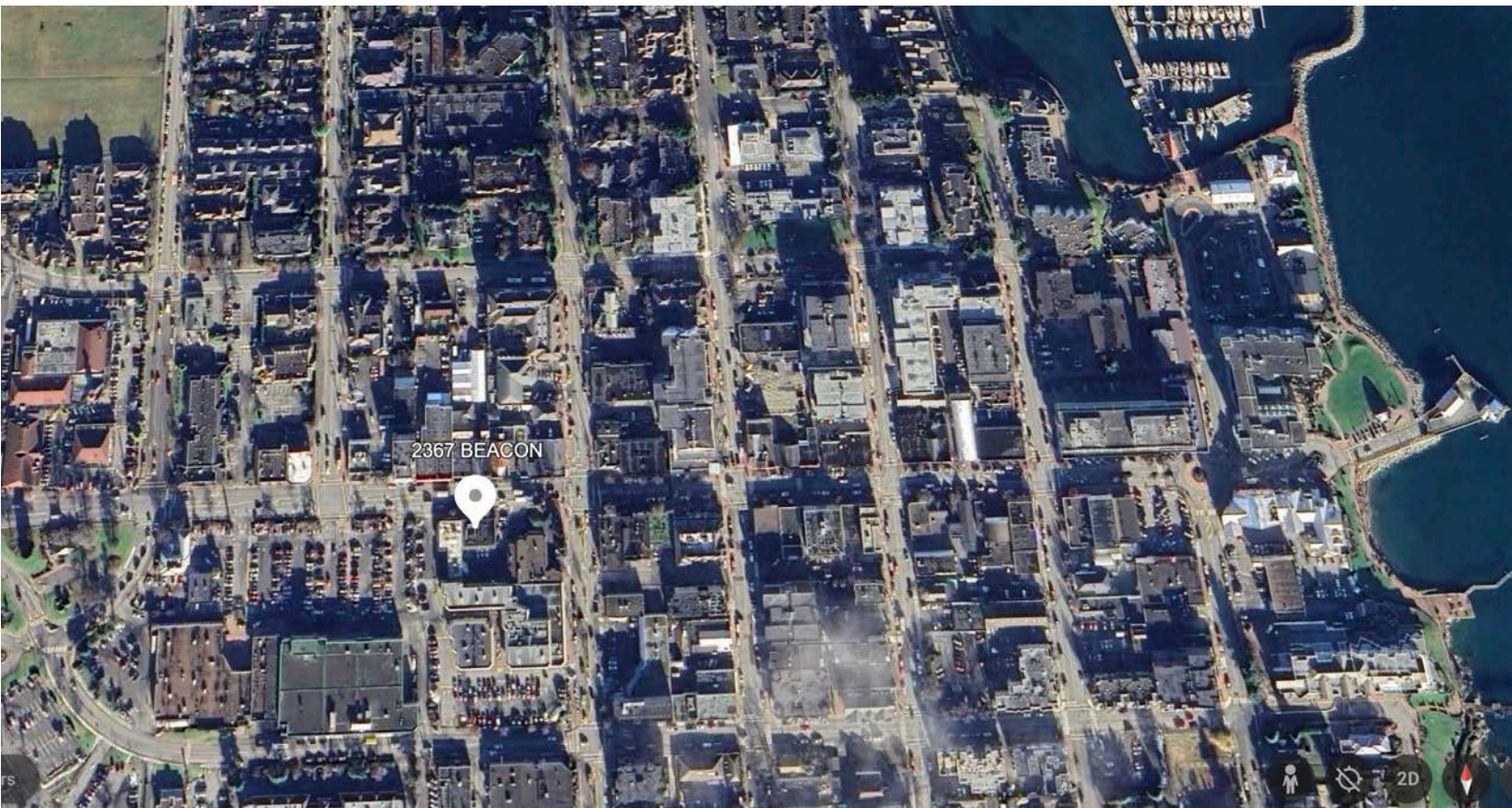
# LOCATION

2373 BEACON AVE, SIDNEY, BC V8L 1X3

Located on Beacon Ave near the corner of 5th st putting it at Centre Ice in Sidney.

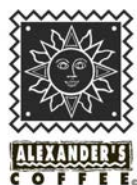
This high-traffic location provides for great signage opportunities and the shared onsite parking lot provides customers with easy access as well as free street front parking.





**BUSINESSES IN THE PROPERTY INCLUDE:**

- Miss Bliss
- Thai Corner
- Alexandra's Coffee
- Tandoori Flavour
- Nest & Nook



CLIVE TOWNLEY

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