

\$4,400,000 - 4500 West Saanich Rd, Saanich

MLS® #1017882

\$4,400,000

0 Bedroom, 0.00 Bathroom,
Other on 0.40 Acres

Royal Oak, Saanich, British Columbia

An excellent opportunity to acquire a fully leased, 7-unit commercial building situated on a 17,425 sq. ft. lot in the heart of Royal Oak. The property offers strong holding income, dual road access with over 100 ft of frontage on West Saanich Rd and approx. 60 ft on Viewmont Ave, and is positioned directly beside the Royal Oak Shopping Centre. This well-maintained building has a long history of stable tenancy and minimal vacancy, benefiting from steady neighbourhood traffic, nearby amenities, and excellent connectivity to the Pat Bay Highway and Royal Oak Transit Exchange. Currently zoned C-3 Commercial (1.2 FSR), preliminary discussions with the District of Saanich indicate future rezoning potential to approximately 3.5 FSR, allowing for over 61,000 sq. ft. of buildable area. With city-owned lands across the street rezoned for up to 12 storeys and several mixed-use developments planned nearby, this property offers secure income today with exceptional long-term redevelopment potential. (id:6289)



Essential Information

Listings #	1017882
Price	\$4,400,000
Bathrooms	0.00
Acres	0.40
Type	Other
Sub-Type	Freehold

Community Information

Address	4500 West Saanich Rd
Subdivision	Royal Oak
City	Saanich
Province	British Columbia
Postal Code	V8Z5L3

Amenities

Parking Spaces	31
----------------	----

Additional Information

Zoning	Unknown
--------	---------

Listing Details

Listing Office	Pemberton Holmes Ltd.
----------------	-----------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 26th, 2025 at 8:01am PDT