

FOR SALE OR LEASE

REDUCED

102-1600

Government Street
VICTORIA | BC

Government Street Commercial Strata Unit.

75 +/- lineal feet of Government
Street frontage with significant
local and tourist walk-by traffic



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Opportunity

Commercial strata unit well situated on Government Street, the primary pedestrian corridor in the City of Victoria. This site can be demised into two or more units with its three (3) entrance and exit doors, the existing ventilation and electrical system make this space restaurant friendly. Above the subject property are nine residential lofts.

±3,058 SF
SF AVAILABLE

(BC Assessment data); located mid-block on the west side of Government Street



OTD-1 (Old Town Dist. 1)



Up to 600 AMP Electrical



75' Frontage



Heritage Status Comm/Res Nat'l Historic Site



No Parking



Walk Score 99 (Walker's Paradise)



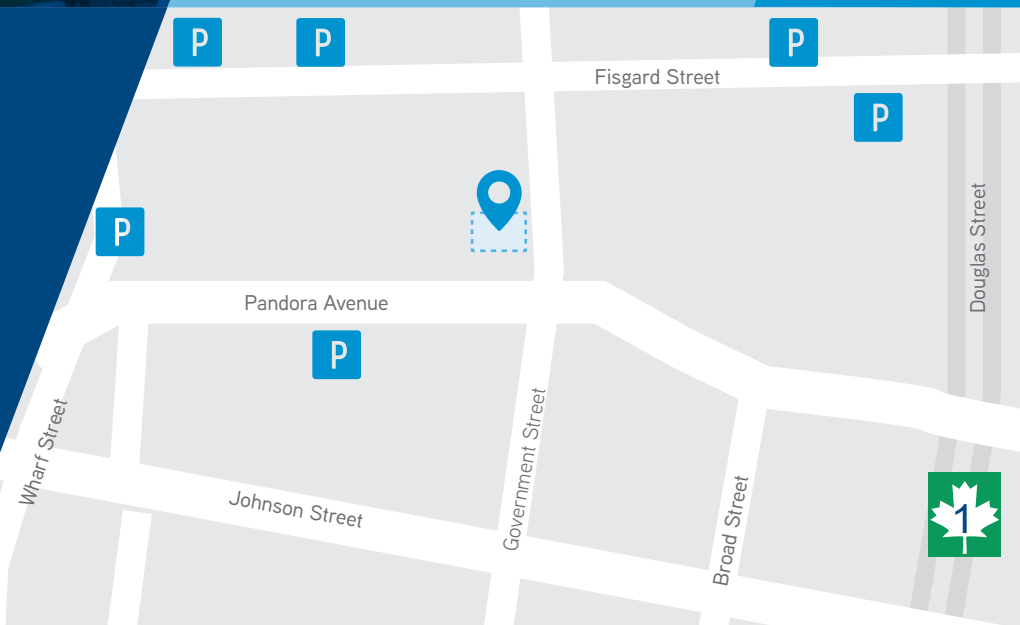
Bike Score 96 (Biker's Paradise)



Transit Score 76 (Excellent Transit)



9,352 Daily Vehicle Traffic (est. Dec-16)





SALIENT FACTS

Civic Address	#102 1600 Government Street Victoria, BC
Legal Description	STRATA LOT 2, LOT 441, VICTORIA CITY, STRATA PLAN VIS4963
PID	024-790-401
Strata Area	±3,058 SF
Strata Fees	±\$773 per month
Frontage	±75' along Government Street
Property Taxes	\$14,970 (2019)
Existing Improvements	The site is currently utilized as a convenience store operating as Victoria Gift Plus. The strata unit has 3 ingress/egress points, one handicap washroom and one standard washroom, and storage area. Hood ventilation allow for restaurant users.
Power	200 amps existing, potential for up to 600 amps
Zoning	OTD-1, Old Town District 1
Heritage Status	Designated Comm/Apt National Historic Site
Parking	None

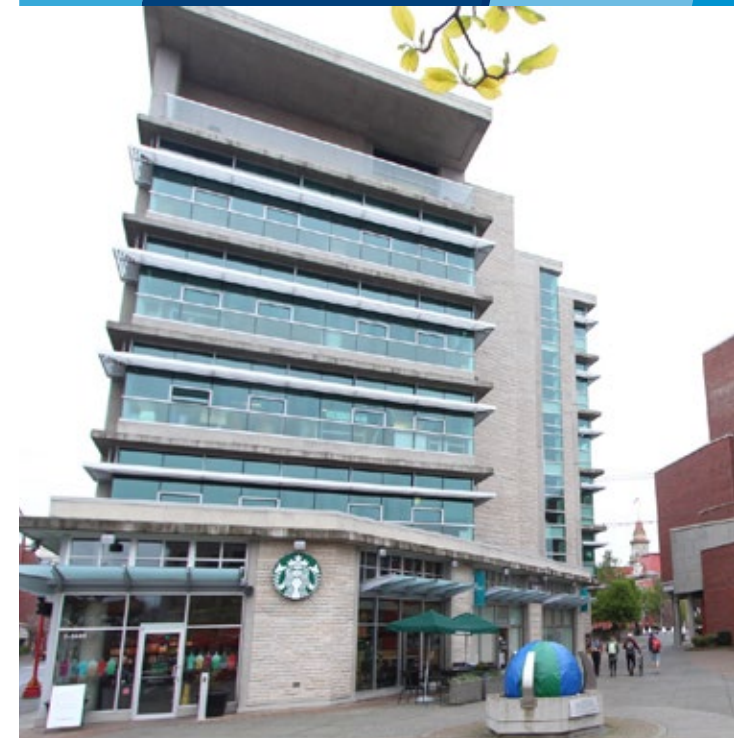
INVESTMENT HIGHLIGHTS

- Seismically upgraded
- Ideal owner user space
- Heritage building with exposed brick
- Flexibility to demise into smaller units
- Outstanding exposure to 3.5M annual visitors
- Available Immediately
- Operating Cost & Taxes \$11.00/SF (2019 Estimate)

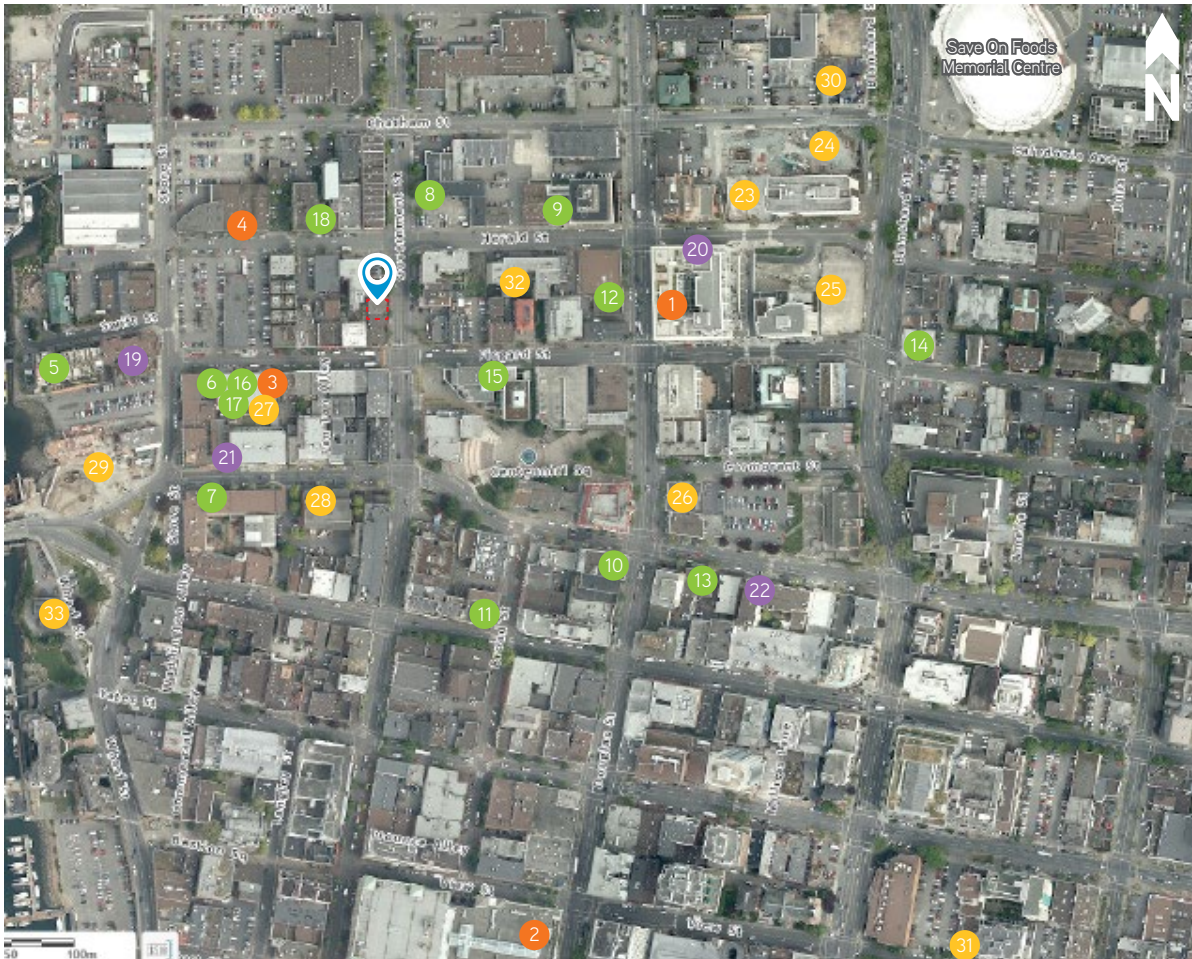
Asking Price:

\$1,345,000 OR **\$25.00/SF**
triple net per annum

Lease Rate:



NEW DEVELOPMENT ACROSS THE STREET



Everyday Retail	Recreational
1 Victoria Public Market	19 Ocean River Sports
2 Shoppers Drug Mart	20 Hudson Yoga
3 Moe's Home Victoria	21 Spinco
4 Studio Ydesign	22 Crag X Climing Centre
Food & Drink	New Developments
5 Canoe Brew Pub	23 Hudson Walk One (Townline)
6 OLO	24 Hudson Walk Two (Townline)
7 The Drake Eatery	25 Hudson Place
8 Brasserie L'Ecole	26 1515 (Jawl Properties)
9 Saveur Restaurant	27 Union (Anthem)
10 Veneto Tapa Lounge	28 595 Pandora (Cielo Properties)
11 Grand Central	29 Janion (Reliance)
12 Northern Quarter	30 The Azzuro (Greater Victoria Rental Dev)
13 Nubo	31 The Sawyer Residences (Three Point)
14 Romeo's	32 613 Herald Street (Homewood)
15 Starbucks	33 Northern Junk
16 Jusu	
17 La Roux Patisserie	
18 Jam Cafe	

Excellent Central Downtown Location!

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