FOR SALE

Retail Property

617 Vancouver Street, Victoria, BC



Exceptional Opportunity

Recently Renovated - Service Station

Please call for a viewing or for more information

NAI Commercial (Victoria) Inc.
Commercial Real Estate Services, Worldwide.

KEVIN PIRIE
(250) 381-2265 ext.
kpirie@naicommercial.ca
www.naivictoria.ca

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Overview

Rarely available for sale, this attractive corner property offers excellent retail exposure on Vancouver Street (at Collinson Street) plus a host of on-site service station amenities, including two electric hoists, air compressor and heavy duty work benches.

The property was originally owned by the Hudson's Bay Company in 1860. The existing building was purpose built in 1911 and extensively and renovated in 2020, including lighting, new doors, fencing and more.

The property is suitable for an owner / occupier and due to the special service station zoning the property offers the unique opportunity to operate a bespoke automotive (and possibly bicycle) service / retail station in a prime residential area. Alternatively, the City of Victoria may look favourably on a re-zone to allow for a coffee shop, retail or other commercial use - to be confirmed.

A Stage 1 and Stage 2 environmental review was completed in 2019 and is available on request.

The property is vacant and easy to show.
Treat as clear tile.







Details

Lot Size: Approx. 3,597 square feet

Building Size: Approx. 2,445 square feet.

Building Features: High celings and95 clear spans with bay doors and ample natural light.

Legal: The South1/2 of Lot 1144, Victoria City (PID 009-394-451).

Zoning: C-SS Special Service Station District

Gross Taxes (2020): $10,188.88

Price: 1,495,000.00

Location



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