

**AVISON
YOUNG**



FOR SALE

650 View Street

Victoria, BC

Partnership. Performance.

Opportunity to purchase a 22,233 square foot office and retail building in the heart of downtown Victoria

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*Josh Sookero Personal Real Estate Corporation

**BEST
MANAGED
COMPANIES**

Platinum
member

SITE DESCRIPTION

Municipal Address

650 View Street, Victoria, BC

Legal Description

LOT C LOTS 416, 417, 418 & 419
VICTORIA CITY PLAN 48444

PID

013-895-281

Site Size

7,016 sf (approx)

Year Built

1957 estimated

Storeys

3 plus basement

Zoning

Old Town District –
1 Zone (OTD-1)

Rentable Area

22,233 sf (approx)

Stabilized NOI

\$357,905

Existing Income

\$297,143

Asking Price

\$6,500,000

OPPORTUNITY

Avison Young is pleased to introduce an investment opportunity to purchase a 100% freehold interest in 650 View Street, Victoria, B.C. (the "Property"). The Property is comprised of 22,233 sf (approx) of rentable area over three storeys with 4,318 sf of vacant retail space on the ground floor offering strong exposure.

LOCATION

Located in the heart of downtown Victoria, the property is prominently situated at the intersection of Broad Street and View Street providing easy accessibility from all directions by car, direct access to major bus routes, and walking distance to numerous amenities including multiple restaurants, banking institutions, and shopping retailers.

PROPERTY HIGHLIGHTS



Ideal investment opportunity



Well maintained building with
interior renovations



Passenger elevator



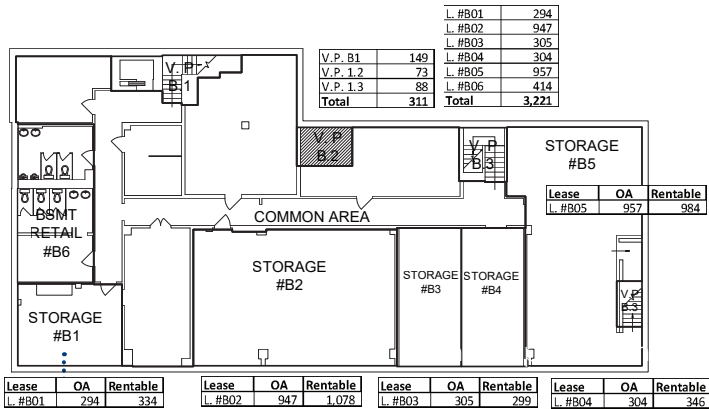
Zoning: Old Town District – 1 Zone (OTD-1)



Walking distance to major transportation
lines, and excellent amenities nearby

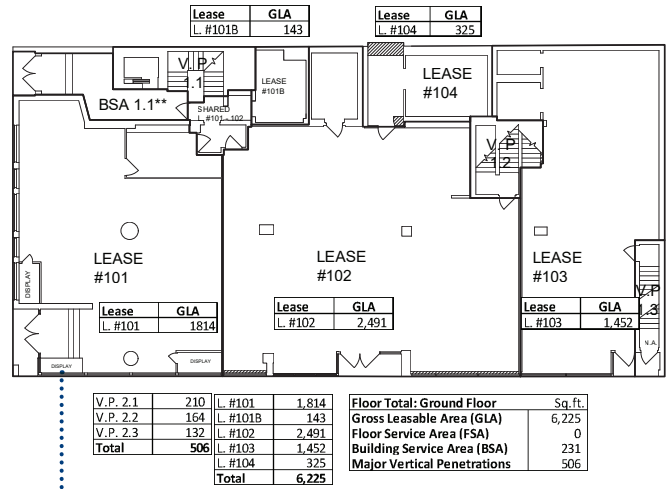


FLOOR PLANS



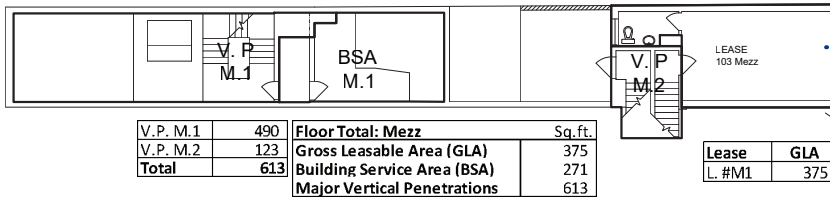
BASEMENT

3,221 sf



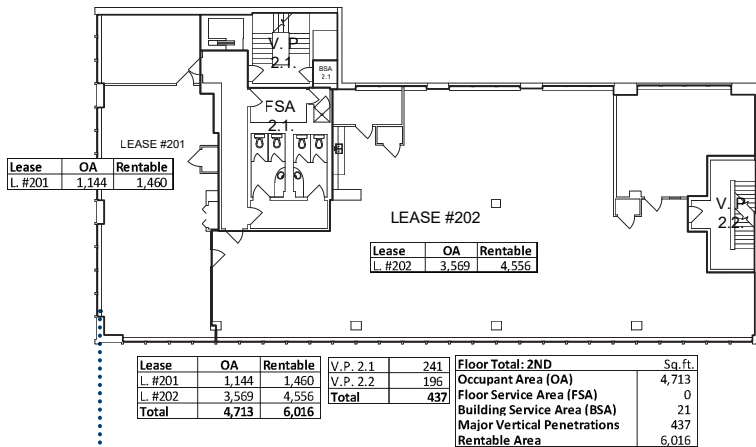
FIRST FLOOR

6,225 sf



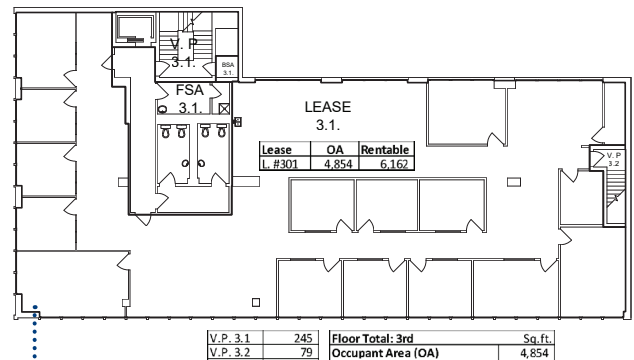
FIRST FLOOR MEZZANINE

375 sf



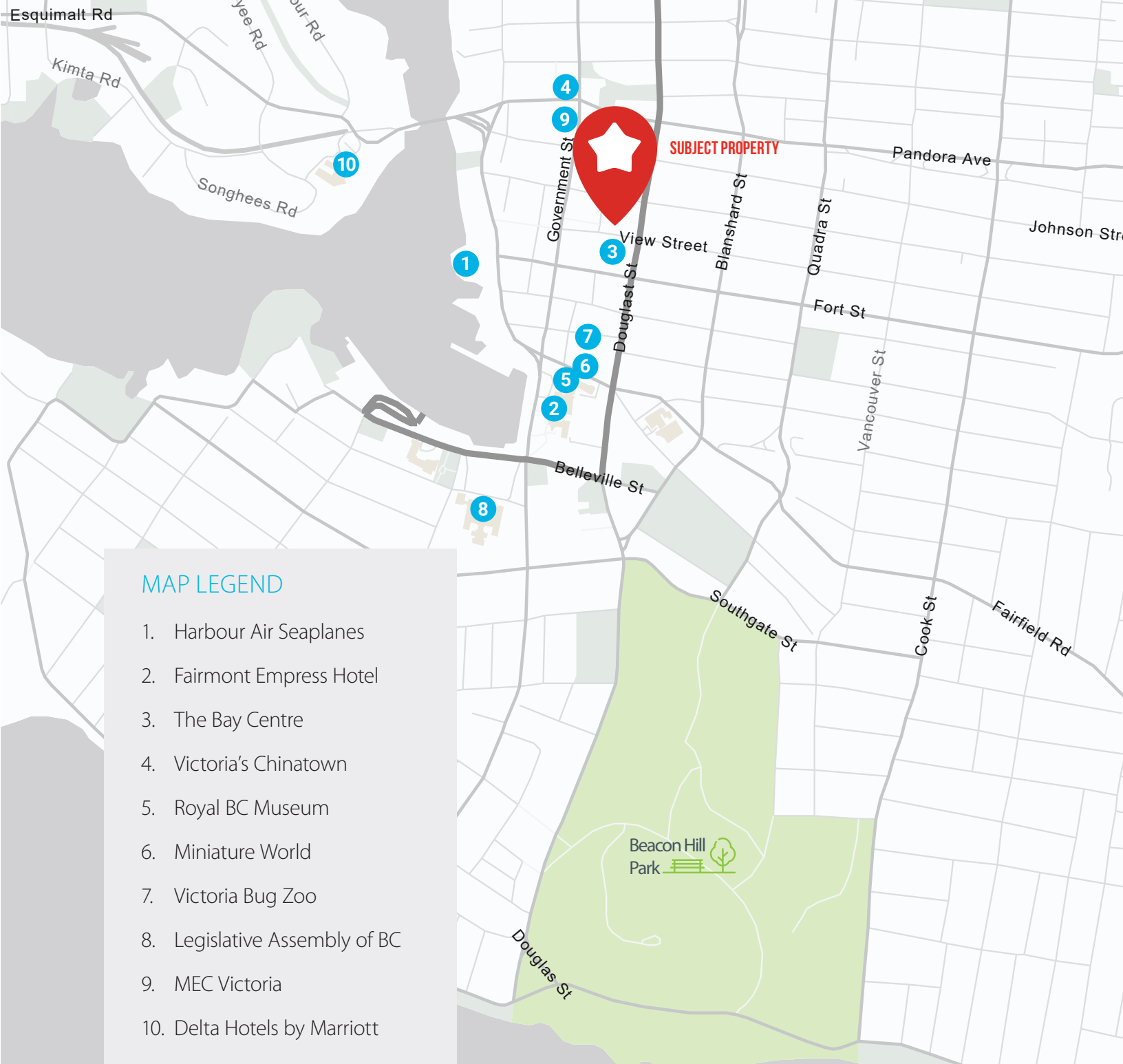
SECOND FLOOR

6,016 sf



THIRD FLOOR

6,162 sf



MAP LEGEND

1. Harbour Air Seaplanes
2. Fairmont Empress Hotel
3. The Bay Centre
4. Victoria's Chinatown
5. Royal BC Museum
6. Miniature World
7. Victoria Bug Zoo
8. Legislative Assembly of BC
9. MEC Victoria
10. Delta Hotels by Marriott

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