



FOR SALE

1812

COOK STREET

DOWNTOWN VICTORIA

OWNER OCCUPIER/INVESTOR OPPORTUNITY



- ✓ Freestanding building with on-site parking
- ✓ Owner occupier opportunity with future development potential
- ✓ Prime frontage on Cook Street and surrounded by significant residential/commercial development
- ✓ Favourable zoning and Official Community Plan
- ✓ Located on the edge of Downtown Victoria in the vibrant neighbourhood of North Park, which captures a mix of boutique shops, services and recreational facilities

INVESTMENT PROPERTIES GROUP
V I C T O R I A

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THE OPPORTUNITY

The Investment Properties Group is pleased to present the opportunity to purchase an owner occupier/investor opportunity with future development potential. The building is improved with 6 offices, 4 workshops, reception and lobby area. A short term leaseback is possible with the Orthotics clinic that currently operates in the building offering potential holding income. Located in North Park on the edge of Downtown Victoria, the property is in a prime location for future densification as the Harris Green neighbourhood continues to expand to the North and Downtown Victoria.

ZONING & OFFICIAL COMMUNITY PLAN

Zoning CR-4 Upper Cook Commercial District
Uses permitted but not limited to:

- Business Offices
- Professional Offices
- Retail Stores
- Restaurants

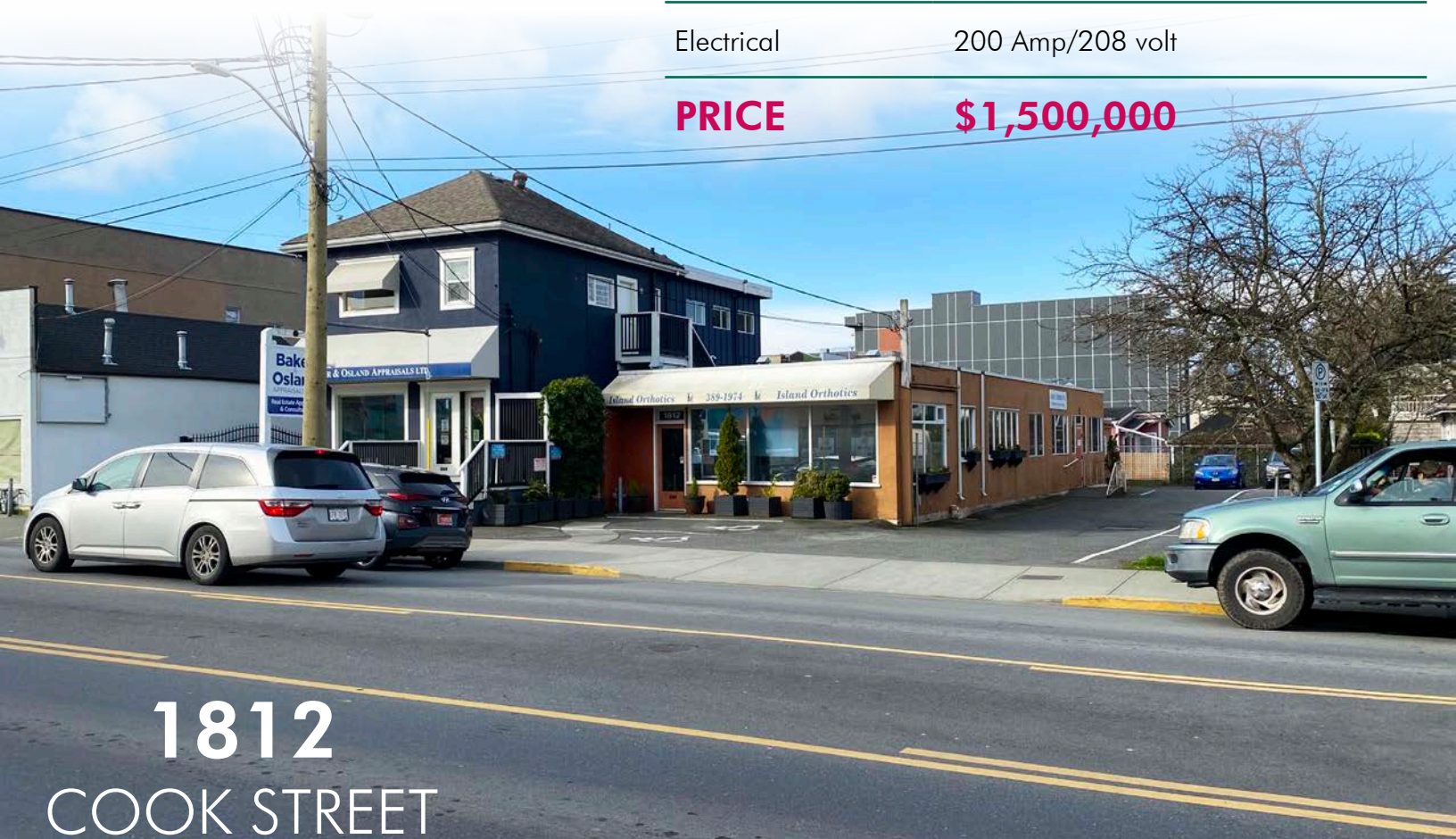
Density Current 1.5:1
Potential 2.5:1

THE DETAILS

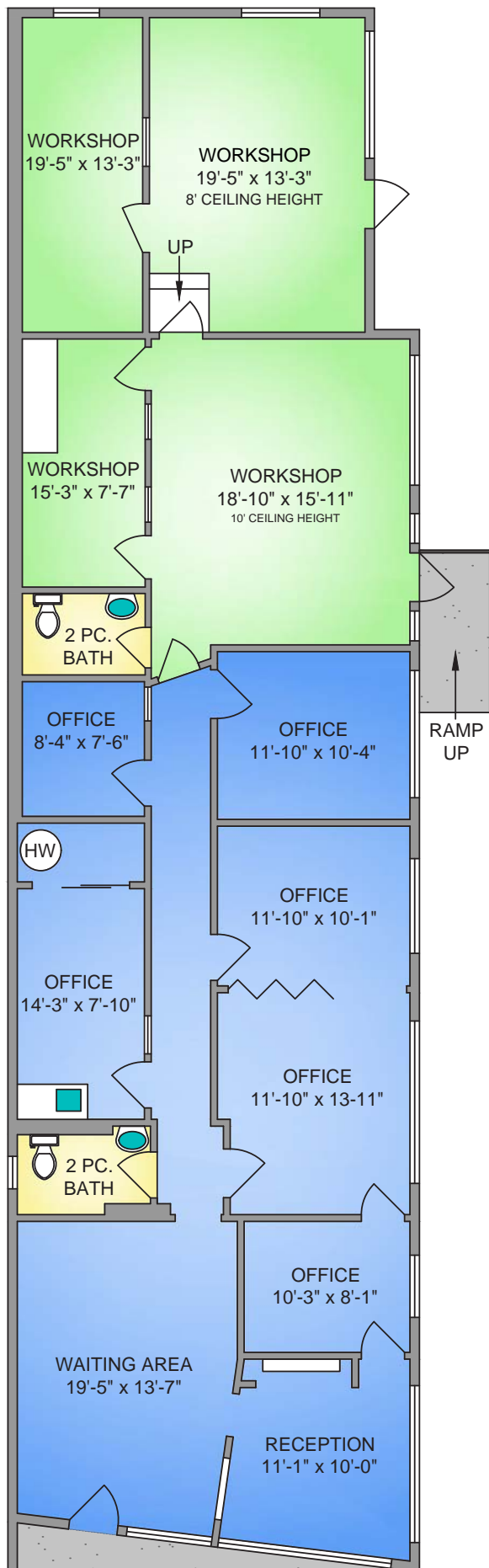
Civic Address	1812 Cook Street Victoria, BC	
PID	008-554-722	
Legal Address	Lot 25 Plan VIP26 Sub Lot 13 Land District 57	
Land Size	6,500 Sq. Ft.	
Building Size	2,348 Sq. Ft.	
Assessed (2021)	Land:	\$1,170,000
	Improvements:	\$21,700
		\$1,191,700
Year Built	1958 Renovation in 1991 Major Renovation in 2003	
On-site Parking	8 Stalls	
Roof	10 year old torch on	
Heating	Baseboard & HVAC	
Hot Water Tank	2014	
Electrical	200 Amp/208 volt	

PRICE **\$1,500,000**

1812
COOK STREET



FLOOR PLAN



Walker's
Paradise



Excellent
Transit



Biker's
Paradise



James Bay

Victoria West

Downtown Victoria

Harris Green District

Royal Athletic Park



THE LOCATION

The property is located on the edge of Downtown Victoria in the vibrant neighbourhood of North Park. This welcoming neighbourhood captures a mix of boutique shops, services, and recreational facilities. The property is steps from local entertainment venues such as Royal Athletic Park and Save-On-Foods Memorial Centre which showcase numerous local sporting and music events. Downtown Victoria is minutes away offering an excellent mix of grocery, restaurants, recreation, and entertainment. A great place to live, work, play, and invest!

CONTACT US

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