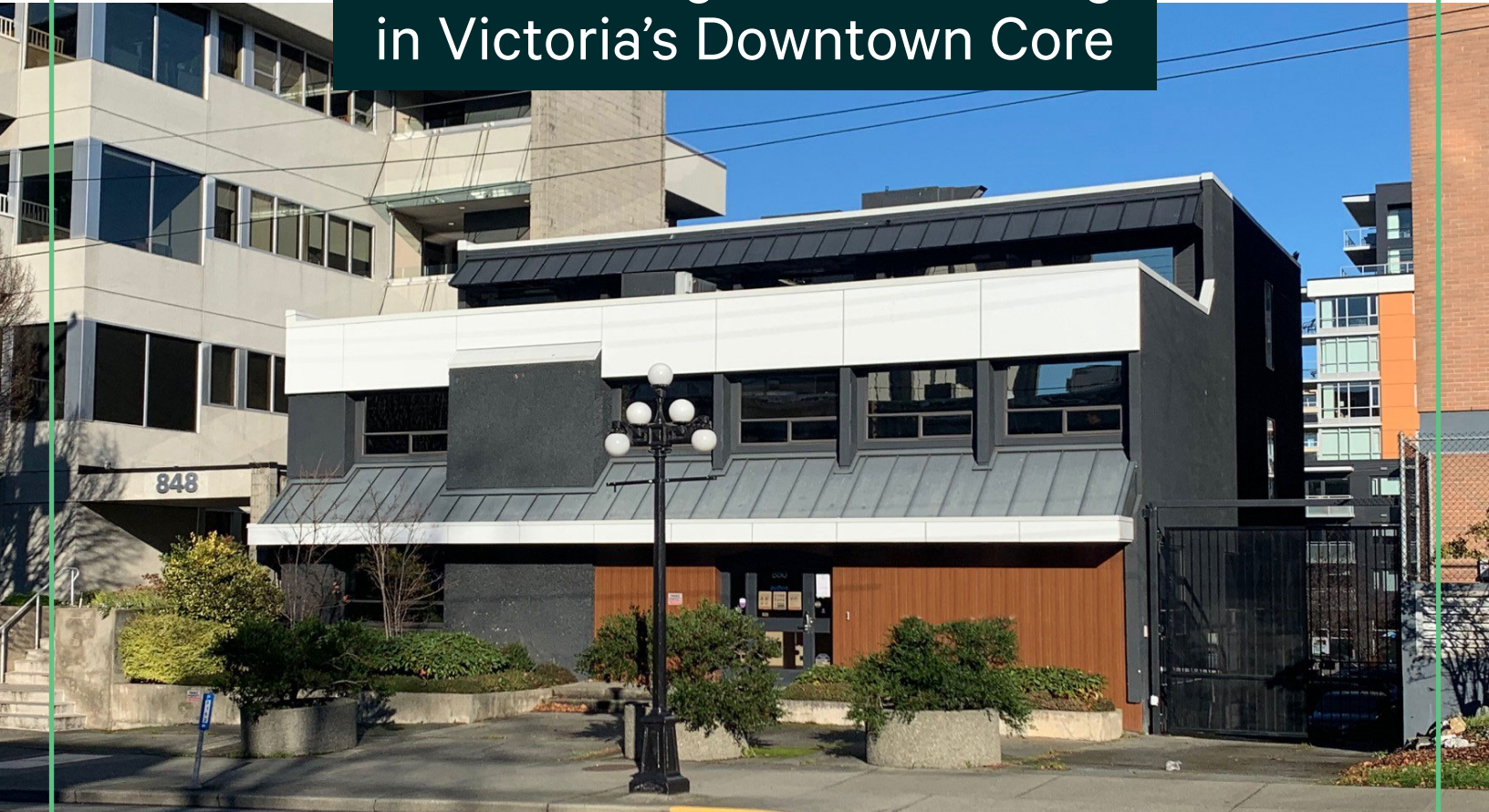


For Sale

850 Courtney Street

Victoria, BC

**Freestanding Office Building
in Victoria's Downtown Core**



- + Excellent owner/occupier opportunity
- + Three storey building with finished basement/lower level
- + Recent exterior/interior renovations
- + Outstanding branding and exposure opportunity
- + Potential future development site
- + Mix of private offices, boardrooms, staff areas, & open space
- + Neighbourhood undergoing densification and revitalization
- + 9 secured onsite surface parking, off-site street parking & nearby parkades
- + Steps to the Central Business District, amenities & shopping

The Opportunity

The CBRE Investment Properties Group is pleased to present the opportunity to purchase a three storey freestanding office building located in Victoria's downtown core, steps to the Central Business District. Offering a mix of private offices, boardrooms, staff areas and open space, recent renovations have been made to both the interior and exterior. The property is tenanted short term and is well positioned in a prime downtown location, making for an excellent owner-occupier investment opportunity.

The Details

Civic Address	850 Courtney Street, Victoria, BC V8W 1C4
Legal Address	Lot 1, Plan VIP25520, Land District 57 OF LOTS 246 & 247 PID: 002-920-654
Lot Size	7,520 sq. ft.
Gross Building Area	8,784 sq. ft.
Year Built	1973
Construction	Concrete and wood frame
Roofing	Torch on membrane
Heating	HVAC and electric baseboard
Electrical Service	400 amp
Parking	9 onsite secured surface stalls
Property Taxes	\$38,712 (2021)

PRICE **\$4,400,000**

Zoning + OCP

Zoning: CHP-OB, Cathedral Hill Precinct Office Building District

Density: FSR: 2:1

Uses Permitted, But Not Limited To:

- ✓ Office Buildings
- ✓ Accessory Uses for Office Buildings
- ✓ High Tech
- ✓ Call Centre

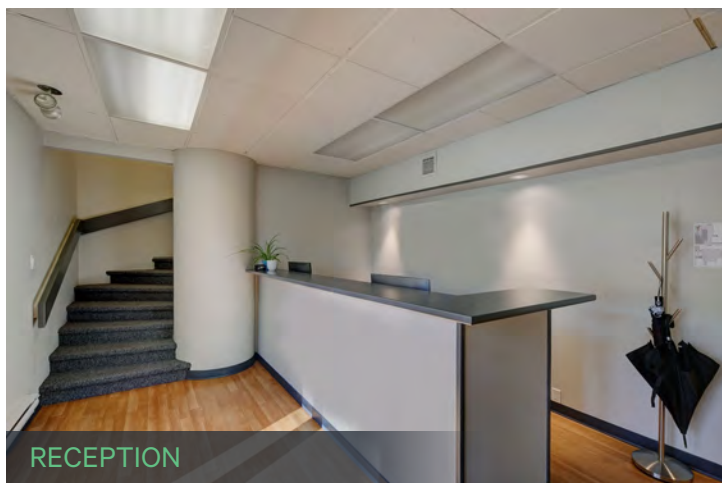
OCP: Urban Core - Core Residential

Form: Multi-unit residential, commercial and mixed-used buildings from 3 storeys up to approximately 20 storeys.

Density: FSR: Up to approx. 5:1

CLICK HERE FOR
VIRTUAL OPEN HOUSE

<https://my.matterport.com/show/?m=tuVs41W6GSe>





SECOND FLOOR



PRIVATE OFFICE



BOARDROOM



MEZZANINE



OPEN WORK SPACES



LUNCHROOM / KITCHEN



SECURED SURFACE PARKING



BACK OF BUILDING

LOCATION: The Subject Property is located on Courtney Street, in the South-East quadrant of Downtown Victoria. Home to the Provincial Courthouse, YMCA, Pioneer Square, The Royal Theatre, as well as numerous high end residential developments, the location is steps to the Core Business District and an array of shopping, restaurants, and other amenities.



Subject Property

850 Courtney Street
Victoria, BC

Contact Us

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