

FOR SALE OR LEASE

# High Street Retail Opportunity

1323 Government Street  
Victoria, BC



# THE OFFERING

The Investment Properties Group is pleased to present the opportunity to acquire or lease a retail building in the highly sought after Government Street retail district of Downtown Victoria. This heritage registered building has three distinct floor levels allowing a tenant or owner the flexibility in using all or part of the space for retail and or storage. Loading is accessible from the front double doors and or from the rear of the building via an alley off Johnson Street. The retail area and the one bedroom suite on the upper level have recently been renovated and improved with new flooring, lighting and wall finishes. The Property is being sold with vacant possession and is available immediately for lease.

## BUILDING DETAILS

<b>Civic Address:</b>	1323 Government Street   Victoria, BC
<b>PID:</b>	000-227-111
<b>Legal Description:</b>	Lot A Plan VIP33100 District Lot 159 Land District 57
<b>Land Size</b>	2,598 SF
<b>Building Size:</b>	6,537 SF
<b>Year Built:</b>	1909 (Heritage Registered Building)
<b>Construction:</b>	Brick & Beam
<b>Heating:</b>	Common Surface Parking
<b>Electrical:</b>	400 Amp

**PRICE: \$2,950,000 | LEASE RATE: \$28.00 PSF + NNN**

**\*INCENTIVES MAY BE AVAILABLE FOR QUALIFIED TENANTS**

## THE HIGHLIGHTS

- ✓ Retail space plus 1 residential suite/office
- ✓ Live/work potential
- ✓ Over 6,500 SF of building area
- ✓ Charming and historic open mezzanine
- ✓ Access to rear alleyway
- ✓ Sold with vacant possession
- ✓ Zoning allows for a wide variety of uses
- ✓ Excellent Downtown location among numerous high quality retailers



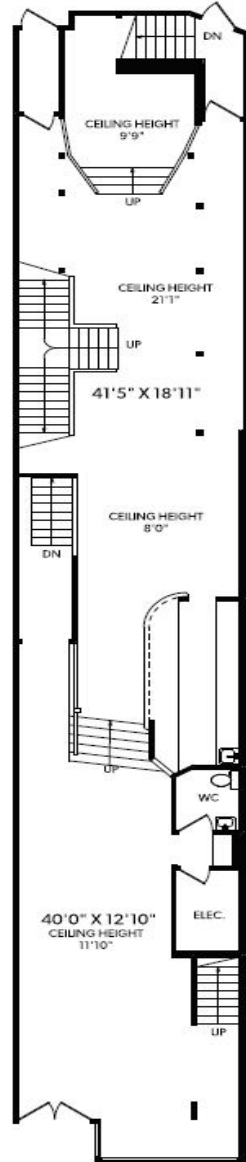
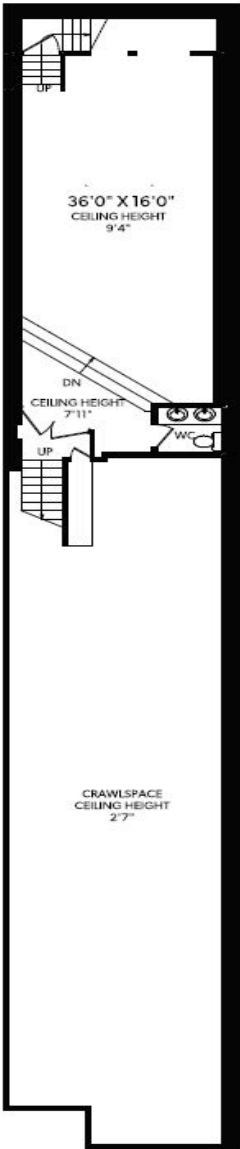
# THE FLOOR PLAN

LOWER: 927 SF

MAIN: 2,300 SF

UPPER: 2,077 SF

TOP: 1,233 SF



TOTAL AREA:  
6,537 SF

## ZONING

OLD TOWN DISTRICT-1

Uses permitted but not limited to:

- Assembly
- Assisted living facility
- Brew pub
- Care facility
- Civic facility
- Cultural facility
- Drinking establishment
- Equipment rental
- Financial service
- Food & beverage service
- Home occupation
- Hotel
- Office
- Personal Service
- Residential
- Residential lock-off unit
- Retail liquor sale
- Retail trade
- Small-scale commercial
- Urban agriculture
- Studio
- Utility



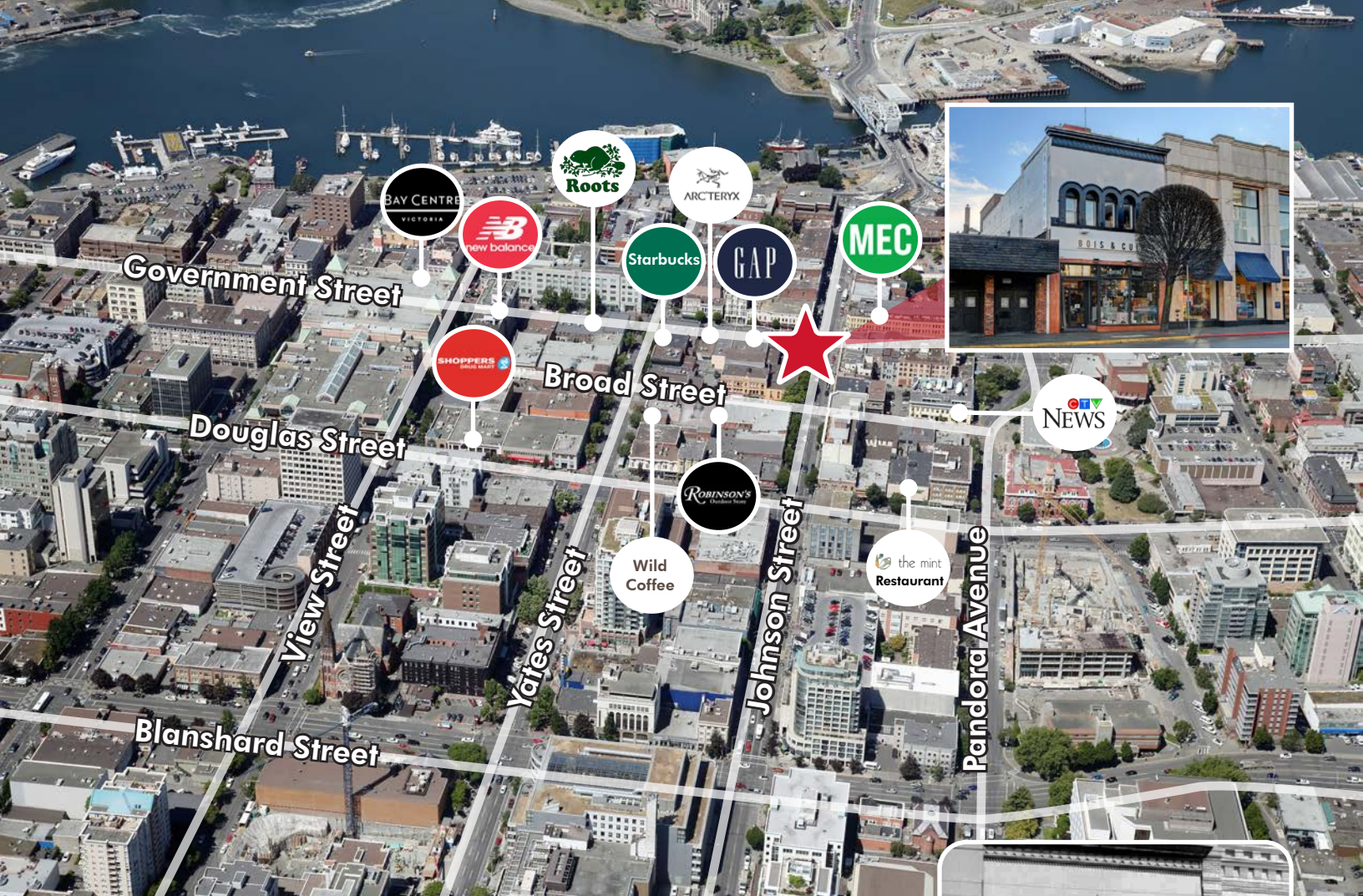
UPPER KITCHEN



UPPER LIVING ROOM



LOWER FLOOR



## THE LOCATION

This heritage registered building is located within the Downtown Core's retail hub, in the Old Town District. Originally built in 1909, it was occupied by Lorenzo Quagliotti who opened the Romano Theatre, a motion picture theatre. After operating for over 25 years, the building changed hands and was occupied by a plumbing and heating company, jeweler, and a dinner theatre and restaurant. From the 1990's to present the building was occupied by major retailers, the Christmas Village and Bois and Cuir.

ROMANO THEATRE

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1323 Government Street | Victoria, BC

### EXCLUSIVE ADVISORS:

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