

FOR SALE



1323
Government
Street

High Street Retail Opportunity For Owner-Occupier or Investor

- ✓ Owner-occupier opportunity
- ✓ Retail space plus 1 residential suite/office
- ✓ Live/work potential
- ✓ Over 6,500 Sq. Ft. of area
- ✓ Sold with vacant possession
- ✓ Zoning allows for a wide variety of uses
- ✓ Excellent Downtown location among numerous high quality retailers

The Opportunity

The Investment Properties Group is pleased to present the opportunity for an owner-user or investor to acquire a retail building in a highly sought after retail area in 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.

About the Building

Civic Address	1323 Government Street, Victoria, BC
PID	000-227-111
Legal Address	Lot A Plan VIP33100 District Lot 159 Land District 57
Land Size	2,598 Sq. Ft.
Building Size	6,537 Sq. Ft.
Year Built	1909 (Heritage Registered Building)
Construction	Brick and beam
Heating	Electric baseboard & ductless AC
Electric Service	400 amp
PRICE	\$2,950,000
PRICE/ SF	\$452

The Zoning

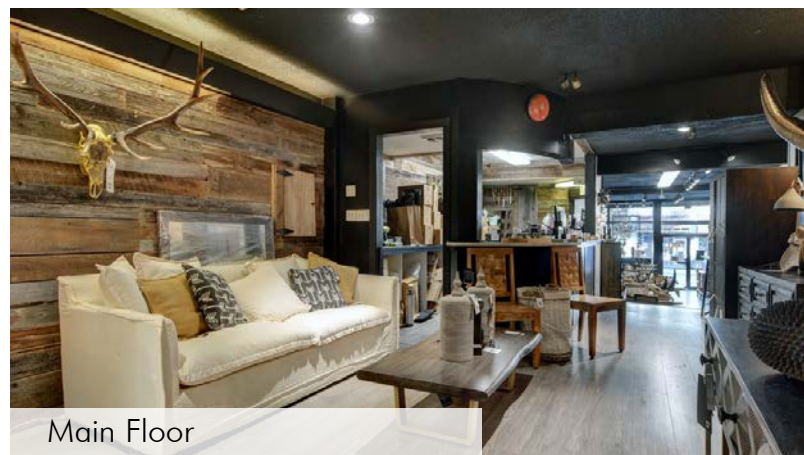
Old Town District-1

Uses permitted but not limited to:

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



Storefront



Main Floor



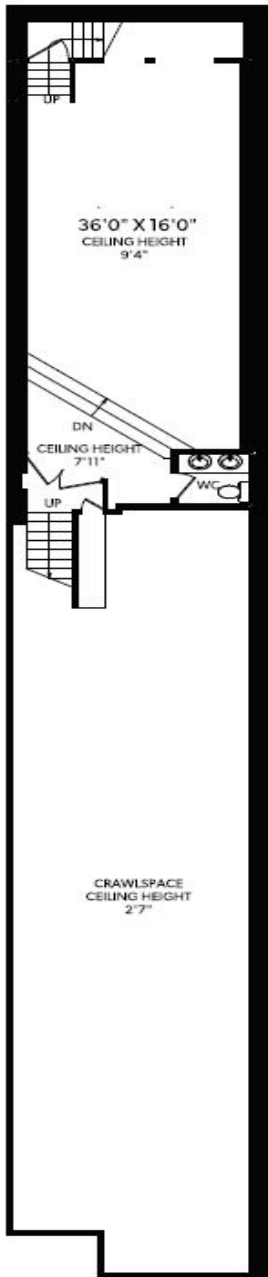
Main Floor



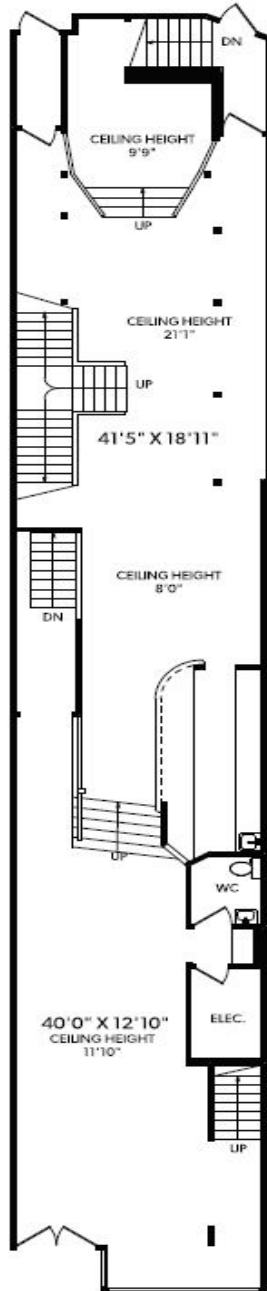
Upper Floor

The Floor Plan

Lower



Main



Upper



Top

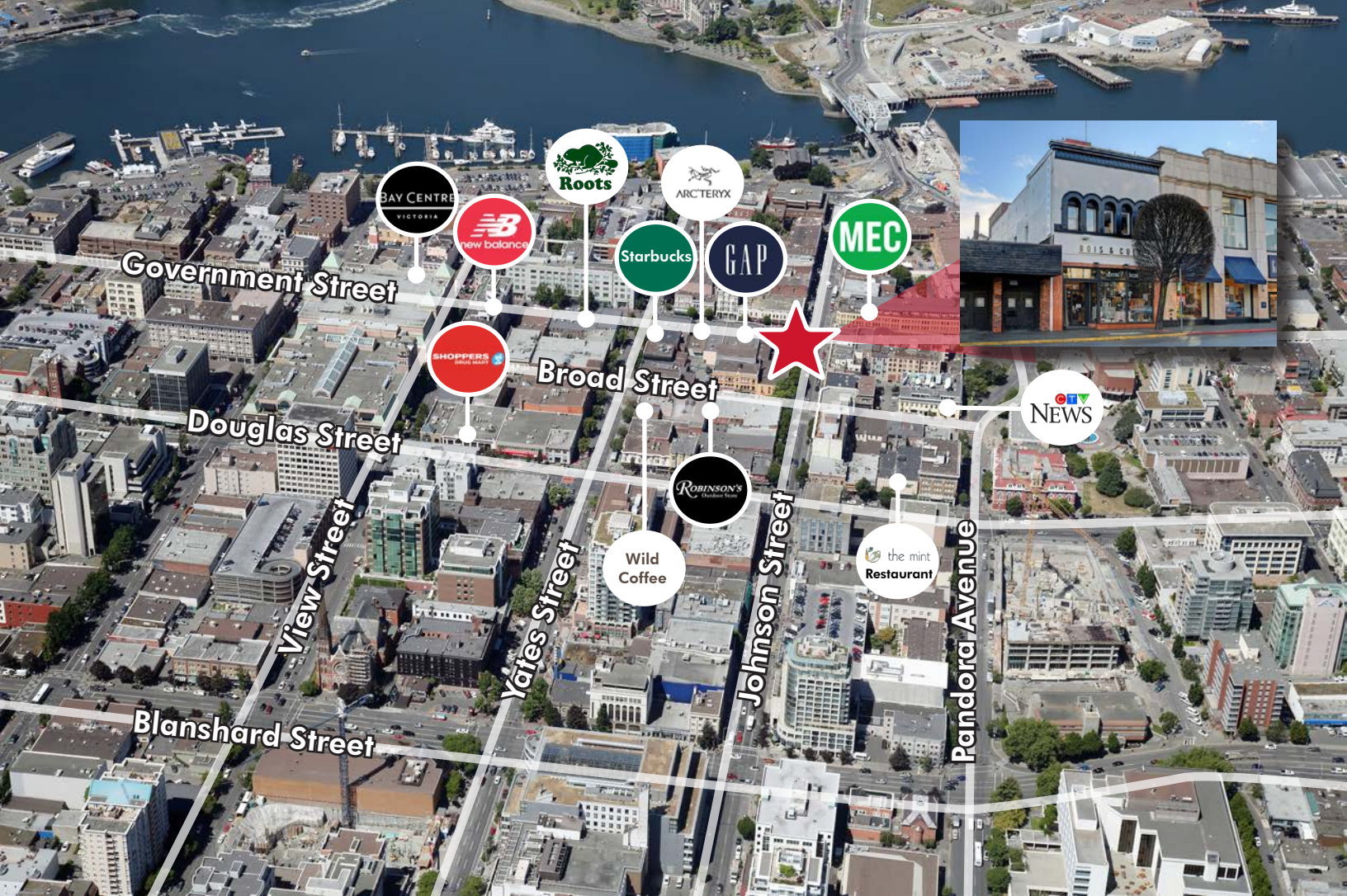


Lower: 927 Sq. Ft.
Main: 2,300 Sq. Ft.
Upper: 2,077 Sq. Ft.
Top: 1,233 Sq. Ft.
TOTAL: 6,537 Sq. Ft.



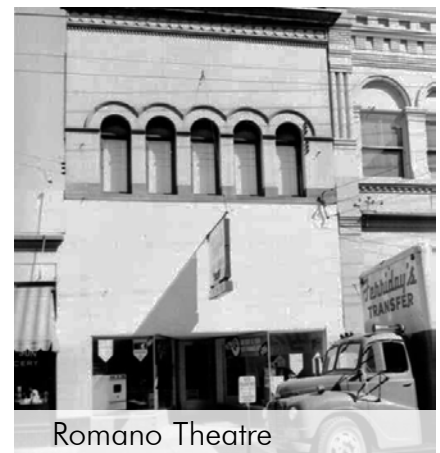
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The Location

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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