

FOR SALE



High Profile Downtown Owner-Occupier/Investor Opportunity

722 JOHNSON ST
VICTORIA, BC

CBRE

INVESTMENT PROPERTIES GROUP
VICTORIA

CBRE Victoria is pleased to present the opportunity to purchase 722 Johnson St in Downtown Victoria, BC. Recent updates include a new elevator, HVAC, fire, data and wiring systems, as well as upgraded washroom and kitchen areas. With up to 13,116 SF available over the ground floor and 2nd floor, the Property provides an owner-occupier opportunity with substantial holding income. The location benefits from excellent transit scores and a wide range of amenities within walking distance. The Property comes with 19 secure underground parking stalls, and the public parkade next door can provide additional capacity.

SALIENT DETAILS

Municipal Address:	722 Johnson St Victoria, BC
PID:	008-097-798
Legal Description:	LOT 142, VICTORIA CITY
Land Size:	7,200 SF
Total Building Size:	28,725 SF building + 5,800 SF rooftop playground & 7,200 SF basement parkade
Year Built:	1987 (extensive renos in 2017)
Construction:	Concrete
Roof:	Asphalt / waterproof membrane
Electrical:	1,200 amp service w/ individual meters for each tenant
Parking:	19 secure underground parking stalls accessible via parkade
Zoning:	Central Business District 1
OCP:	Core Business
Assessed Value (2024)	\$9,606,000
Property Taxes (2023)	\$102,904

PRICE: \$10,995,000

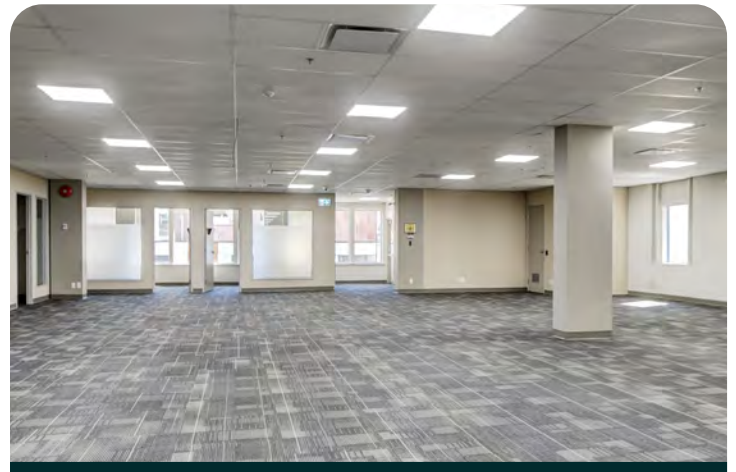
Highlights:

- Fully renovated in 2017 (electrical, plumbing, elevator...)
- 28,725 SF building with a 5,800 SF rooftop playground and a 7,200 SF lower level parkade on 7,200 SF of land
- Main and 2nd Floor (13,116 SF) are vacant providing an owner-occupier opportunity
- Top 2 floors plus rooftop tenanted until 2027 by Willowbrae Childcare Academy with 1 x 5 year option to renew
- 19 secure underground parking stalls, with adjacent 232 stall public parkade
- High visibility Property in the heart of Downtown Victoria on transit corridor



Building Features:

- Significant renos in 2017 including: electrical, plumbing, sprinklers, HVAC, elevator, rooftop playground and interior refinishing
- Dedicated parking & bike storage
- New LED lighting throughout
- Fibre optics
- Security & fob access
- 1,200 amp service w/ individual meters



Office Space



Daycare Facility



Office Kitchenette



Rooftop Playground



ROOFTOP PLAYGROUND



PRICE:
\$10,995,000

EXCLUSIVE ADVISORS:

Chris Rust
Personal Real Estate Corporation
Senior Vice President
250 386 0005
chris.rust@cbre.com

Ross Marshall
Personal Real Estate Corporation
Senior Vice President
250 386 0004
ross.marshall@cbre.com

CBRE

INVESTMENT PROPERTIES GROUP
VICTORIA

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

www.cbre.ca
www.cbrevictoria.com

CBRE LIMITED 1026 FORT STREET | VICTORIA, BC V8V 3K4 | WWW.CBREVICTORIA.COM

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.