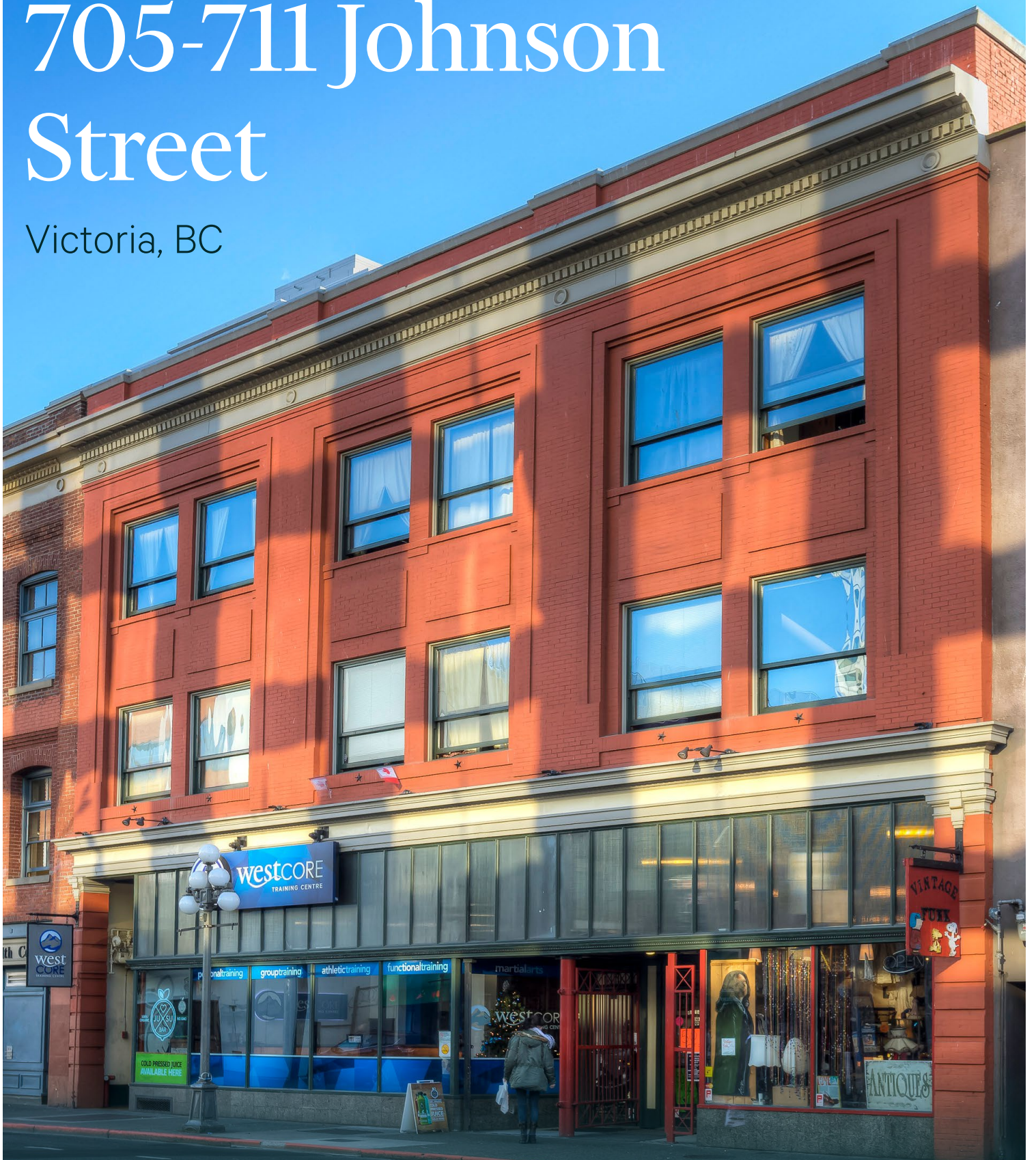


PRICE REDUCTION!

705-711 Johnson Street

Victoria, BC



Commercial Building | For Sale

CBRE

The Offering

Mixed Use Retail/Residential Building in Downtown Victoria

CBRE Victoria is pleased to present the opportunity to acquire a mixed-use retail / residential building located along Johnson Street.

705-711 Johnson Street spans three floors, with the main floor comprised of two commercial retail units over approximately 6,900 sq. ft., the second and third floors are each 5,168 sq. ft. and have a total of 41 residential units. The total building area is 17,236 sq. ft.

The two retail spaces boast 16' ceilings and prominent Johnson Street frontage. 705 Johnson Street is occupied by Board with Friends, a locally owned and operated boardgame café. 707 Johnson Street is currently vacant and is purpose built for a gym but can accommodate a range of other uses. Each space features its own washrooms, with an additional shower amenity in 707 Johnson Street.

The upper levels house 41 single occupancy rooms, known as York Hotel, each level is equipped with half and full washrooms, with a laundry room on the third floor. The residential units are currently rented at below market rates, offering a potential to increase the overall income of the property.

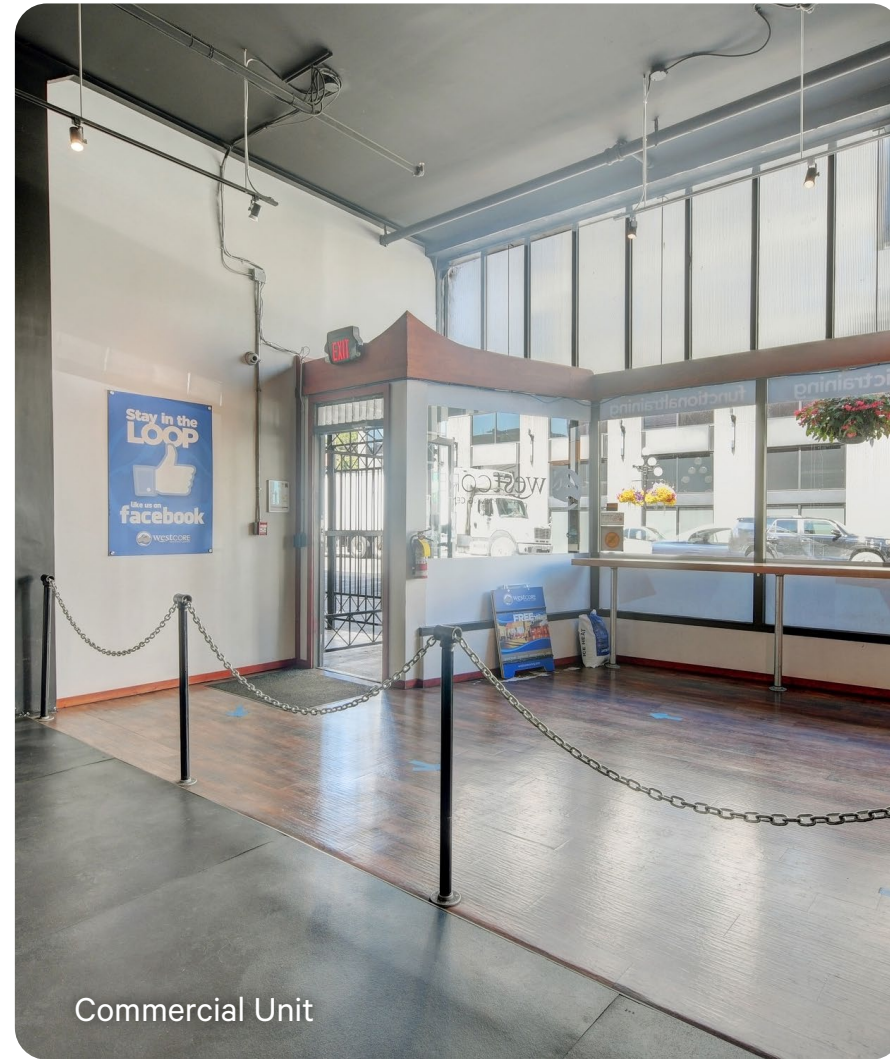


Hightlights

- + First time on market
- + Share sale opportunity
- + Under market residential rental rates
- + 1911 building with substantial updates
- + Excellent Johnson St frontage & exposure
- + Opportunity for owner occupied with additional income
- + Brand new HVAC/heat pump added to the retail unit
- + Abundance of parking options nearby including Johnson St Parkade
- + 3 storey mixed-use building with 2 retail units plus 41 residential units
- + Flexible zoning allowing for a wide range of uses & potential opportunities



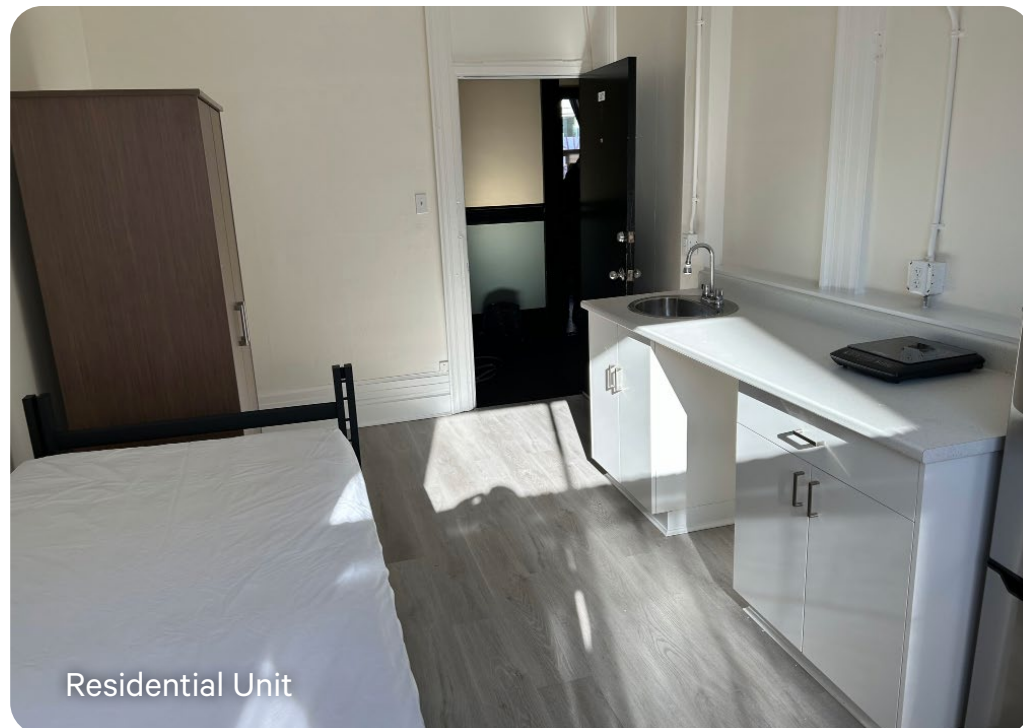
Commercial Unit



Commercial Unit

Salient Details

CIVIC ADDRESS	705 Johnson Street, Victoria BC, V8W 1M8
PID(s)	009-351-485 009-353-313
BUILDING SIZE	
FIRST FLOOR	6,900 SF
SECOND FLOOR	5,168 SF
THIRD FLOOR	5,168 SF
TOTAL	17,236 SF
COMMERCIAL UNIT SIZES	
707 JOHNSON ST	2,434 SF
711 JOHNSON ST	4,370 SF
SITE SIZE	7,284 SF
YEAR BUILT	1911
ZONING	CBD-1: Central Business District
INCOME	Annual Commercial Income: \$100,765 est. Annual Residential Income: \$237,329 est. Total Annual Income: \$338,094 est. Total NOI: \$256,382
SALE PRICE	\$3,875,000



Residential Unit



Building Details

FOUNDATION	Concrete
ROOF	Wood joist roof with asphalt surface
EXTERIOR	Painted brick finish
DOORS & WINDOWS	Metal doorways and double glazed thermo-sealed windows set into vinyl frames
FLOORING	707 Johnson, mix of hardwood, laminate, and tile. 711 Johnson, mix of unfinished and laminate. Upper floors, mix of laminate and carpet.
ELECTRICAL	600-amp 3-phase

The Neighbourhood

Downtown Victoria

Nestled in the heart of Victoria's downtown core the property is surrounded by an array of business including Oxygen Yoga, Vicious Puddle, Blush Bridal Boutique, Macchiato Cafe and Willowbrae Childcare Academy. Beyond its thriving community, this location shines with exceptional walkability, bike accessibility, and efficient transit options, presenting an ideal setting for effortless urban living and seamless connectivity.

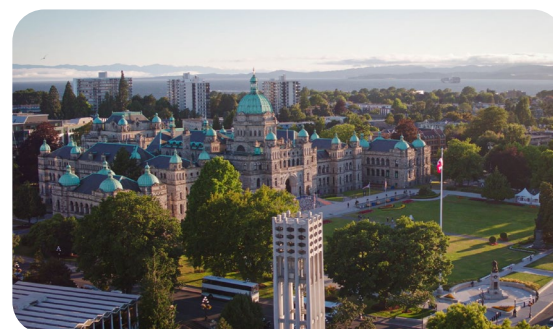
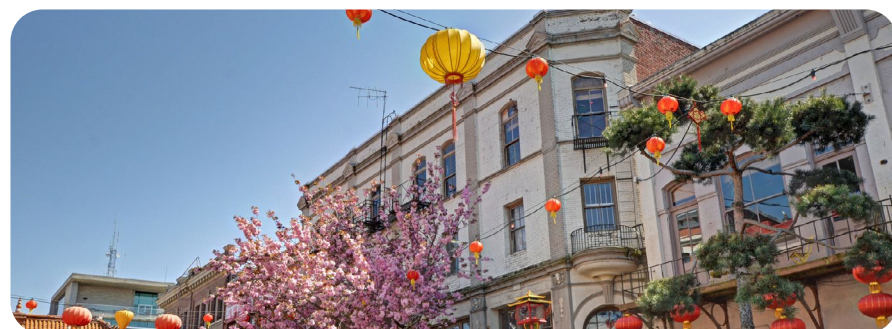
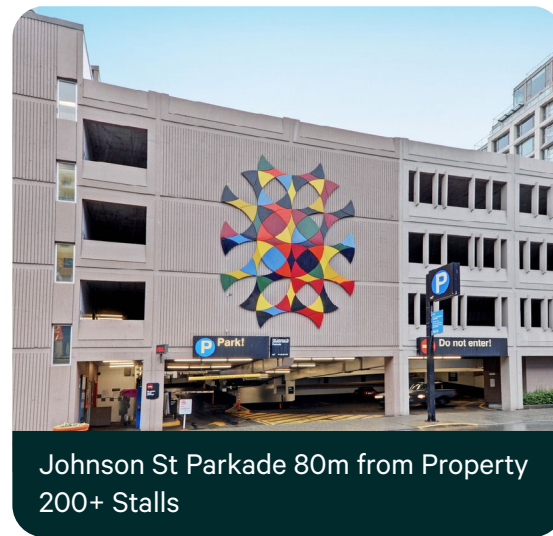
 99 Biker's Paradise

 93 Rider's Paradise

 99 Walker's Paradise



 10,000+ TRAFFIC COUNT



Market Factors
5KM RADIUS

\$102,339
AVG. HOUSEHOLD INCOME

177,913
EST. POPULATION

43
MEDIAN AGE

Contact Us

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