PRICE REDUCTION!

705-711 Johnson Street

Victoria, BC

west

Commercial Building | For Sale

west CORE



Man Martin

The Offering

Mixed Use Retail/Residential Building in Downtown Victoria

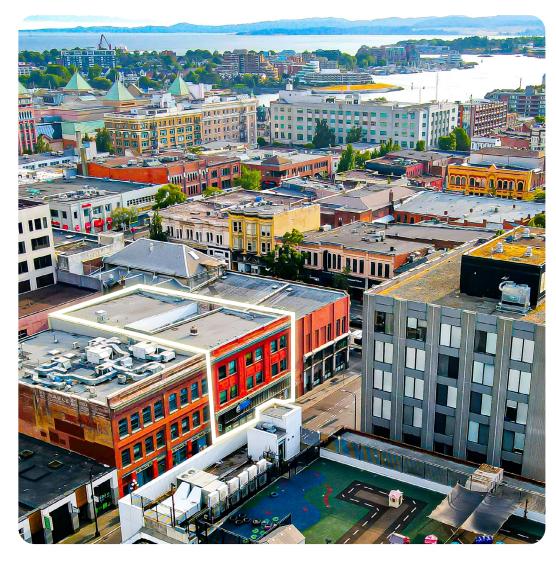
CBRE Victoria is pleased to present the opportunity to acquire a mixed-use retail / residential building located along Johnson Street.

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.





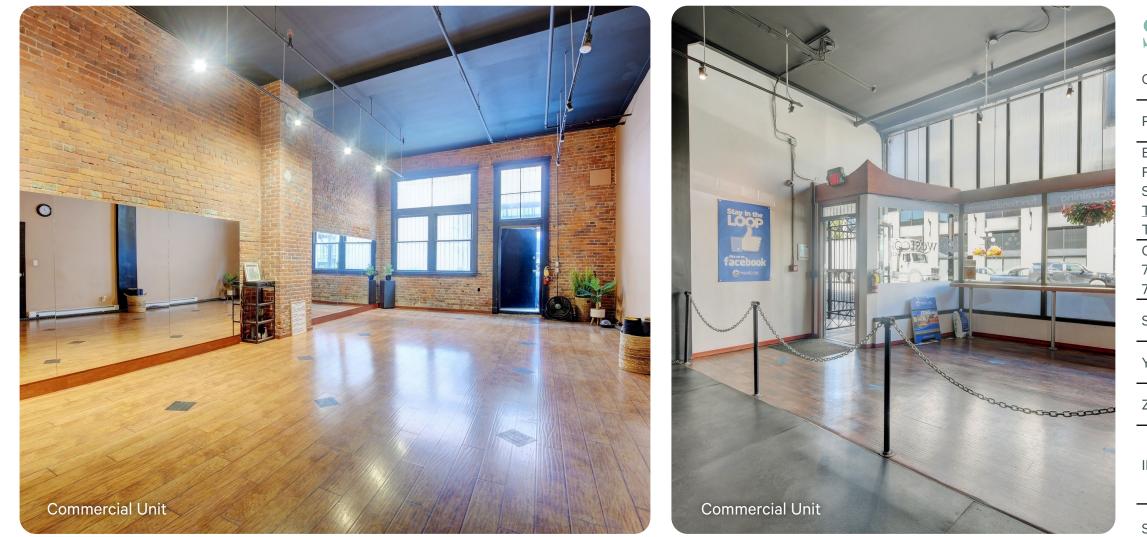
Hightlights

- + First time on market
- Share sale opportunity +

- +
- +
- +
- +
- 3 storey mixed-use building with 2 retail units plus 41 residential units +



- + 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
- + Flexible zoning allowing for a wide range of uses & potential opportunities









CIVIC A

PID(s)

BUILDI FIRST F SECONI THIRD TOTAL COMME 707 JOł 711 JOH

SITE SIZ

YEAR B

ZONING

INCOME

SALE PI

Bu

FOUND

ROOF

EXTERI

DOORS

FLOORI

ELECTR



Salient Details

ADDRESS	705 Johnson Street, Victoria BC, V8W 1M8
	009-351-485 009-353-313
ING SIZE FLOOR ND FLOOR FLOOR	6,900 SF 5,168 SF <u>5,168 SF</u> 17,236 SF
IERCIAL UNIT SIZES DHNSON ST HNSON ST	2,434 SF 4,370 SF
IZE	7,284 SF
BUILT	1911
G	CBD-1: Central Business District
1E	Annual Commercial Income: \$100,765 est. <u>Annual Residential Income: \$237,329</u> est. Total Annual Income: \$338,094 est. Total NOI: \$256,382
PRICE	\$3,875,000
uilding Details	
DATION	Concrete
	Wood joist roof with asphalt surface
RIOR	Painted brick finish
S & WINDOWS	Metal doorways and double glazed thermo-sealed windows set into vinyl frames
RING	707 Johnson, mix of hardwood, laminate, and tile. 711 Johnson, mix of unfinished and laminate. Upper floors, mix of laminate and carpet.
RICAL	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.





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93
 Rider's
Paradise
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Walker's

Paradise



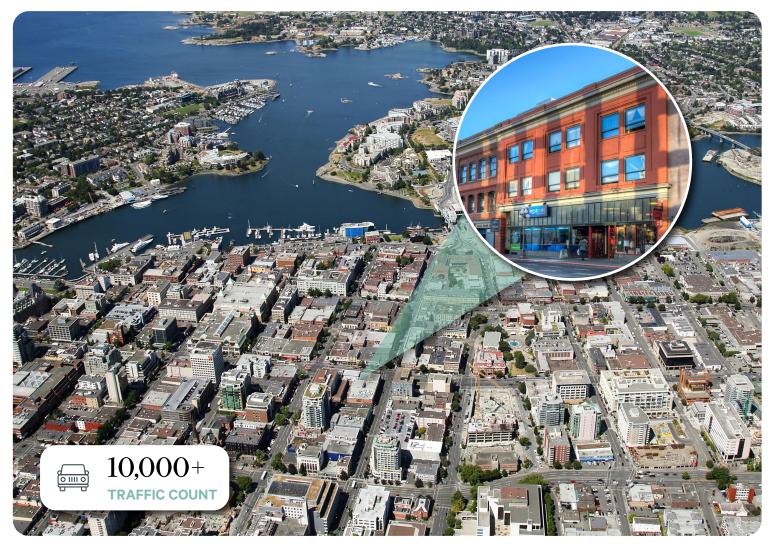




Johnson St Parkade 80m from Property 200+ Stalls



\$102,339



Contact Us

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177,913 **EST. POPULATION**





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