

PRICE
REDUCED

716 FORT ST

VICTORIA, BC

CBRE

For Sale

HISTORIC
DOWNTOWN
RETAIL
BUILDING



The Offering

CBRE Limited is pleased to present for sale 716 Fort Street in Victoria, BC (commonly known as the Dutch Bakery building). This historic and exceptionally well-located retail property offers 4,301 SF of building area on Fort Street, steps from Douglas Street, two of Victoria's most bustling thoroughfares. The main level currently offers a large retail space in the front, a diner with table and counter seating in the middle area, and a full service kitchen and walk in cooler in the back. The upper level has 2 washrooms and a number of storage and office rooms. This offering represents a rare opportunity to acquire a piece of Downtown Victoria's retail history, in an irreplaceably central location with significant future development potential.

SALIENT DETAILS

Address:	716 Fort Street Victoria, BC
PID:	004-691-041
Building Size:	Main: 3,164 SF Upper: 1,137 SF Total: 4,301 SF
Land Size:	3,220 SF
Zoning:	CBD-1
Roof:	Torch-On Membrane
Heat:	Multiple HVAC Units
Electrical:	400 Amp
Assessed Value:	\$1,673,000 (2024)
Property Taxes:	\$27,594 (2023)

Highlights

- 4,301 SF of building area
- Retail space, diner, kitchen/bakery, walk-in cooler, 2 washrooms, staff & office rooms
- Designated municipal outdoor lounge seating directly in front of building
- Historic & well frequented location with significant pedestrian traffic
- Directly accessible via transit and cycling lane network with street parking available in front

History

Coming from the Netherlands in 1955 with 4 sons, Kees Schaddelee Sr. his wife Mable and two oldest sons Arie T. and Jack began the delectable dynasty when they rented a coffee shop on Fort St. Younger sons Kees Jr. and Maarten joined the bakery soon after schooling. A baker for more than 60 years Mr. Schaddelee retired at age 72, but could still be seen sipping coffee and savoring Croquettes up until his 97th year. Kees Passed away in February 2007, but the business has remained in the family ever since.

Price: ~~\$2,550,000~~ \$2,250,000



DUTCH BAKERY CIRCA 1956



Zoning & OCP

CBD-1 Central Business District

Permitted Density: 3:1 FSR

Buildable Area: 9,660 SF

Permitted uses include, but are not limited to:

- Assembly
- Assisted Living Facility
- Brew Pub
- Care Facility
- Civic Facility
- Cultural Facility
- Drinking Establishment
- Equipment Rental
- Financial Service
- Food and Beverage Service
- Home Occupation
- Hotel
- Office
- Personal Service
- Residential
- Retail Liquor Sale
- Retail Trade
- Studio
- Utility

OCP Designation: Urban Core

Urban Place Designation: Core Business

Built Form: Up to approximately 24 storeys in height in select locations, with high site coverage. Commercial, Institutional, and mixed-use buildings oriented to the street.



RETAIL SPACE



KITCHEN



DINER



For Sale



HISTORIC DOWNTOWN RETAIL BUILDING

716 FORT ST | VICTORIA, BC

Price: ~~\$2,550,000~~ \$2,250,000

EXCLUSIVE ADVISORS:

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SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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