

**For Sale**

**1,640 SF Standalone Retail/Office  
Opportunity w/ High-Traffic Frontage**

**- 611 Fort Street / Victoria, BC -**



# The Offering

## *1,640 SF Standalone Retail/Office Opportunity with High-Traffic Frontage in Downtown Core*

CBRE Victoria is pleased to present the opportunity to purchase premium ground floor retail/office space in the heart of Downtown Victoria. The building features 1,640 square feet of building area and has been fully renovated, including a new 200-amp 3 phase power service, water, gas and sewer service. The building also features a heat pump on the roof for heating and cooling. 611 Fort street benefits from high foot and vehicle traffic counts year round, especially during peak tourist season.

- + High traffic location with exceptional frontage
- + Prominent blade and on-building signage opportunities
- + Flexible floorplan with easily removable improvements
- + Spacious reception, 2 private rooms, 2 two-piece accessible washrooms, storage
- + Fully sprinklered
- + Not heritage designated
- + Small outdoor courtyard area behind the building
- + Natural light from large windows and a skylight
- + Street parking available directly in front of building and one block from multiple parkades
- + Located steps from Government Street shopping and tourism corridor & directly across from the Bay Centre

### *Details*

### *611 Fort Street / Victoria, BC*

#### Legal Description

LOT 20, PLAN VIP2671, VICTORIA LAND DISTRICT, OF LOT 121-A

#### PID

003-209-105

#### Land Size:

2,035 SF

#### Building Size

1,640 SF

#### Zoning

OTD-1 - Old Town District 1

#### Parking

Street Parking / Broughton Street Parkade

#### Property Taxes

\$22,266 (2024)

#### Assessed Value

\$1,352,000 (2024)

**Price: \$1,549,000**

## *Downtown Victoria Statistics*

# 4M

Tourists Visited  
Victoria in 2023

# \$1.2B

Revenue Generated  
by Tourism in 2023

# 22K

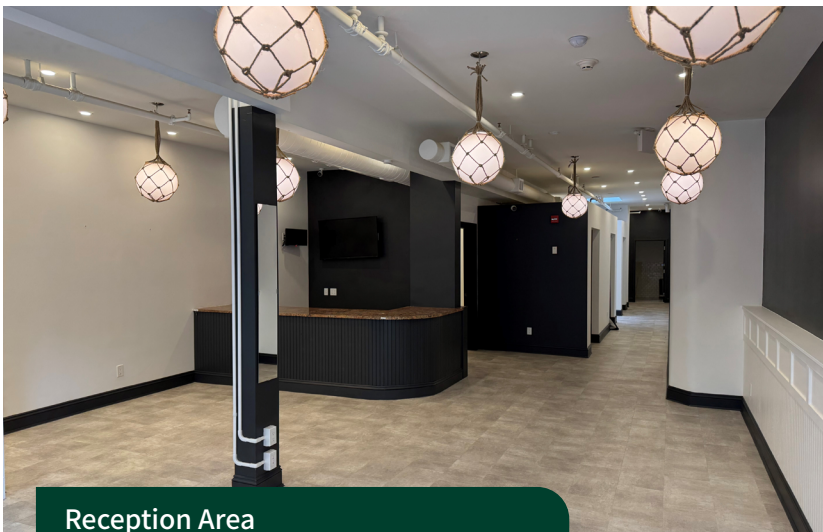
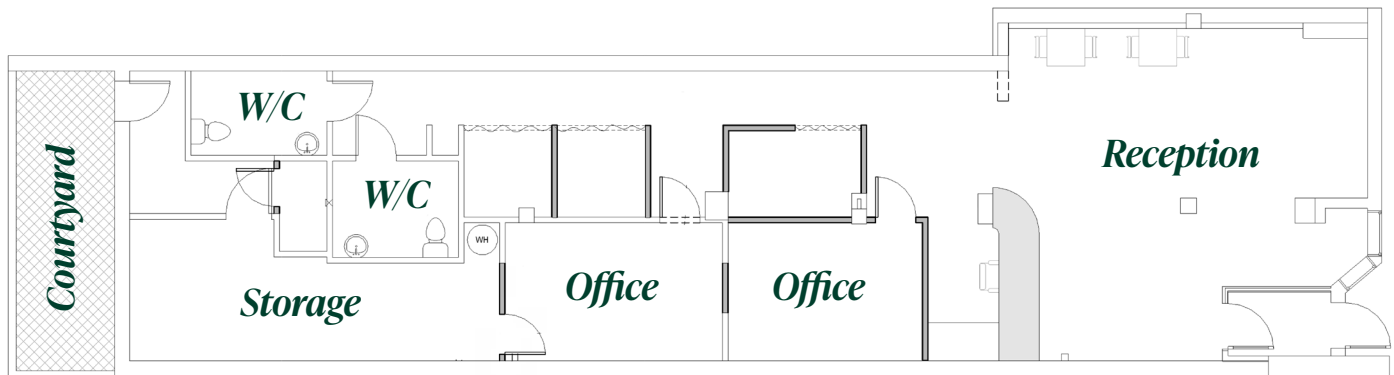
Jobs Supported  
by Tourism in 2023

# 300+

Cruise Ships Docked  
Downtown in 2023

# Floor Plan

*Currently Built Out as a Medical Office with Exam Rooms / Private Offices*



Reception Area

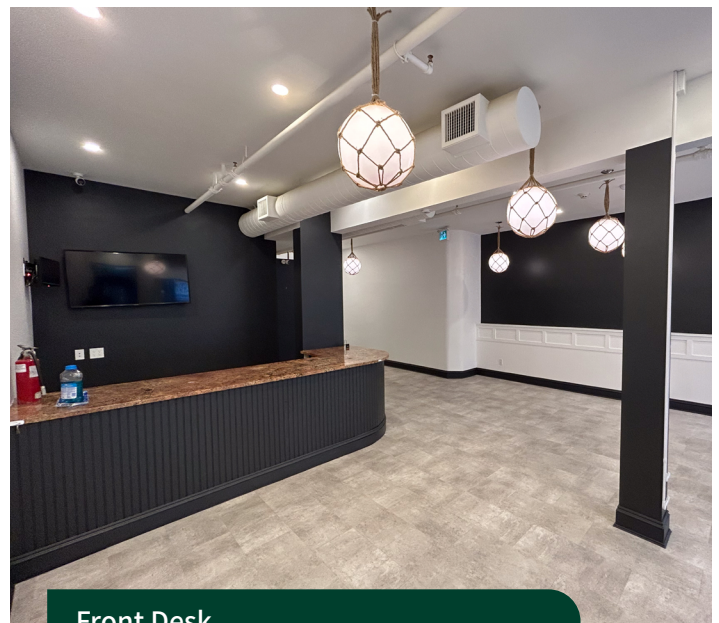
## *OTD-1 Zone Permitted Uses*

Include, but are not limited to:

- Retail
- Office
- Assembly
- Financial Service
- Personal Service
- Food & Beverage Service
- Cultural Facility



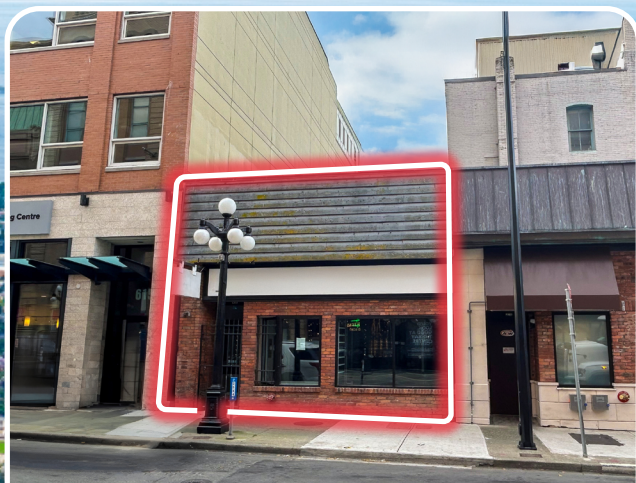
Storefront



Front Desk



**For Sale**



**611 Fort Street**



## High-Traffic 1,640 SF Standalone Retail/Office Opportunity

### EXCLUSIVE ADVISORS:

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