

For Sale

# Owner-Occupier & Development Opportunity

AT ONE OF DOWNTOWN VICTORIA'S MOST PROMINENT INTERSECTIONS

866  
YATES STREET

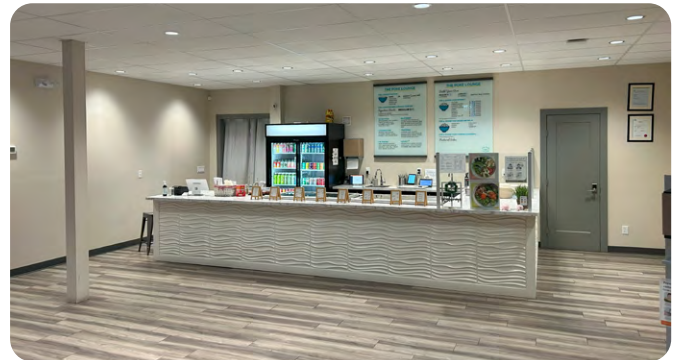


CBRE

# The Offering

CBRE Victoria is pleased to present the opportunity to purchase a freestanding retail building at the corner of Yates and Quadra Street, two of Victoria’s most prolific thoroughfares. 866 Yates Street has been improved with a 4,005 SF retail building (currently being utilized as a restaurant) and features a modern service area, a large clean kitchen area, patio space, 8 surface parking stalls, and a surplus of additional building area that can be utilized at the purchasers discretion. Development potential in an area undergoing intense densification (Harris Green) provides purchasers with long term investment upside.

- ✓ 4,005 SF building on 7,566 SF corner lot
- ✓ 185 feet of retail frontage on Yates & Quadra St
- ✓ Abundance of vehicular and foot traffic
- ✓ Move-in ready restaurant space w/ modern front of house & complete commercial kitchen
- ✓ Additional flexible storage/loading area
- ✓ Large fenced patio space
- ✓ 8 surface parking stalls
- ✓ Exceptional signage opportunities on 2 primary downtown streets
- ✓ Significant development potential
- ✓ Up to 6:1 FSR & 24 storeys (OCP)
- ✓ Highly accessible with direct access to transit
- ✓ Situated next to Harris Green Village & amongst immense current & future residential density

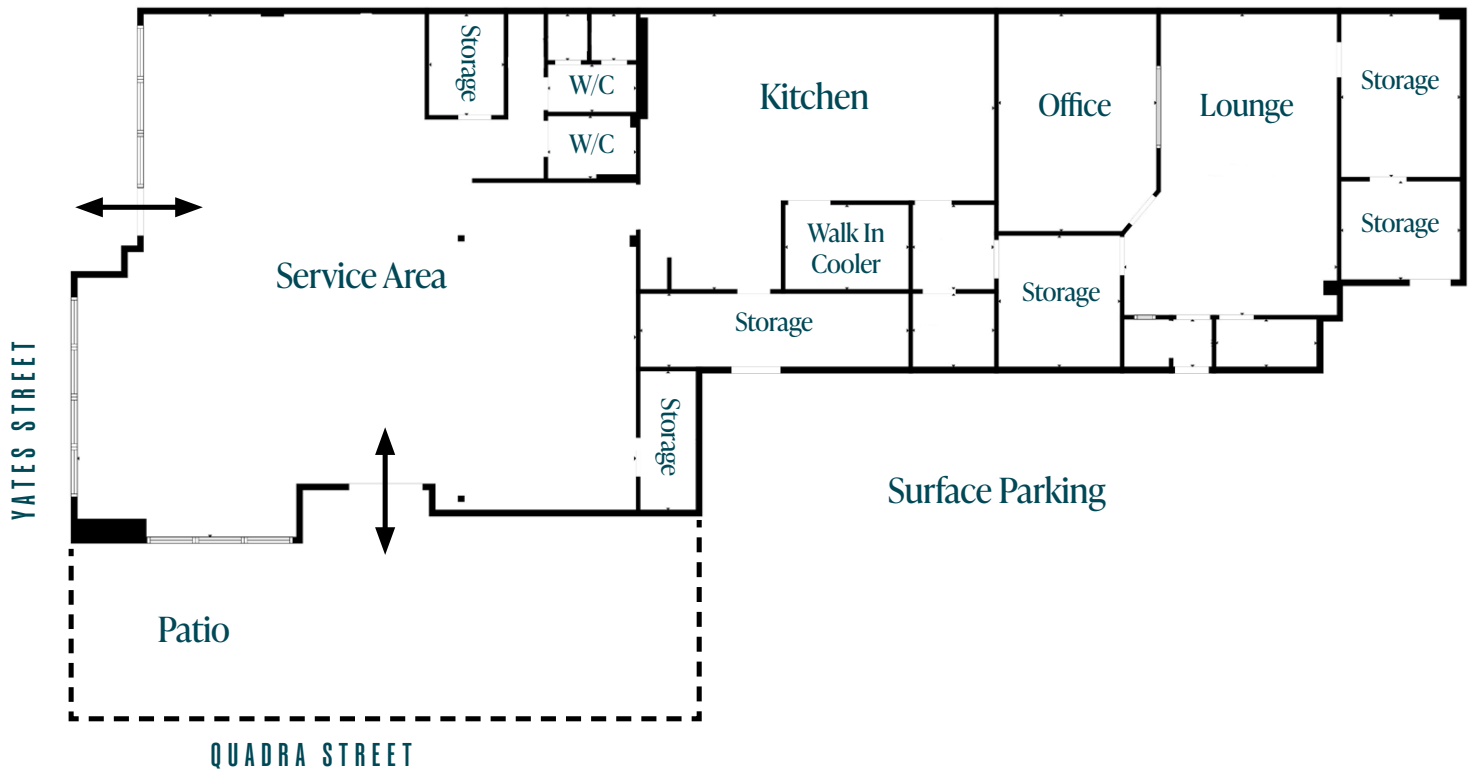


## Details

<b>Legal Description</b>	<b>866 Yates Street</b>
PID	LOT 377, Victoria Land District
Land Size	009-376-852
Building Size	7,566 SF
Zoning	4,005 SF (BC Assessment)
Electrical	CBD-1
Gas Service	200 amp
Heating/Cooling	Kitchen Equipment
Ceiling Height	HVAC
Hot Water	8'11" - 12'8"
Parking	Tankless Water Heater
Year Built	8 Surface Stalls On-Site
OCP	1927
Property Taxes	Core Business
	\$40,195 (2023)

**Price: Contact Agents**

# Floor Plan



## Zoning

<b>Zone Code:</b>	CBD-1 Central Business District 1
<b>Density:</b>	3:1 FSR (22,698 Buildable SF)
<b>Height:</b>	43 Metres

## OCP

<b>Designation:</b>	Core Business
<b>Density:</b>	Base: 4:1 FSR (30,264 Buildable SF) Bonus Density: 6:1 FSR (45,396 Buildable SF)
<b>Built Form:</b>	Commercial, Institutional, Mixed-Use
<b>Height:</b>	10 to 24 Storeys with High Site Coverage

### CBD-1 Zone Permitted Uses

Include, but are not limited to:

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

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866  
YATES STREET

SAVE-ON FOODS ARENA

THE ATRIUM

THE YATES

1400 QUADRA

YELLO



HARRIS GREEN VILLAGE

## EXCLUSIVE ADVISORS:

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