



Retail

726 Yates Street

Investment Opportunity: Retail Strata Unit

VICTORIA, BC

CBRE

For Sale

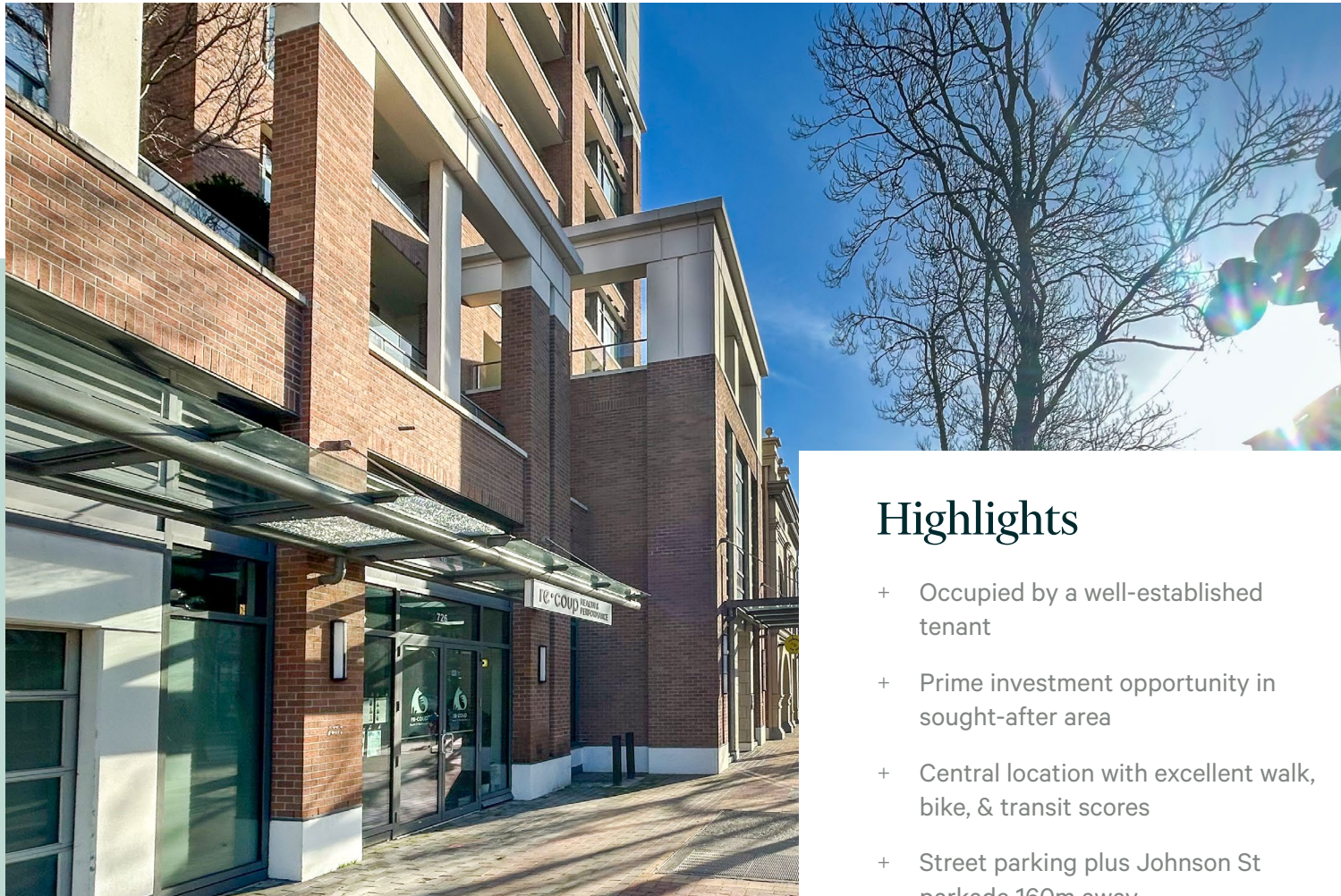
\$580,000

SALE PRICE

Retail Strata Unit

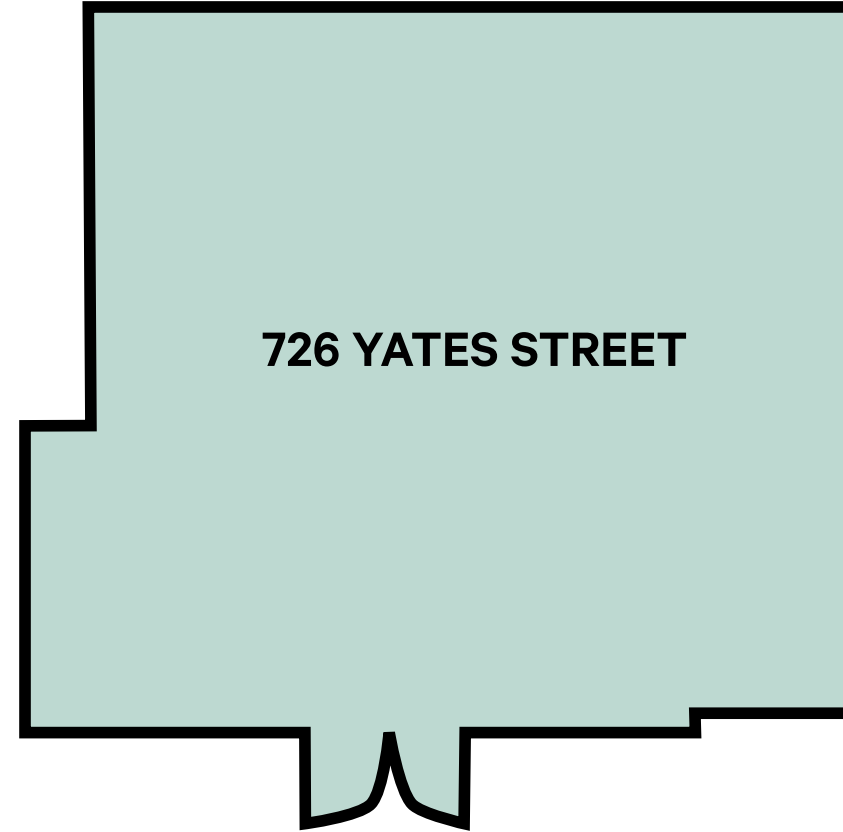
CBRE Victoria is pleased to offer a prime investment opportunity in a highly sought-after area. This retail strata unit spans 845 sq. ft. and boasts impressive street frontage, ensuring high visibility for any business. Currently occupied by a well-established and reputable tenant, the unit is strategically located along Yates Street on the ground floor of the Era Building, a prominent 15-storey residential structure that enhances foot traffic.

Additionally, 726 Yates Street enjoys a central location with outstanding walk, bike, and transit scores, making it an attractive destination for both shoppers and commuters. This property not only promises consistent rental income but also holds significant potential for future appreciation in value due to its dynamic urban setting.



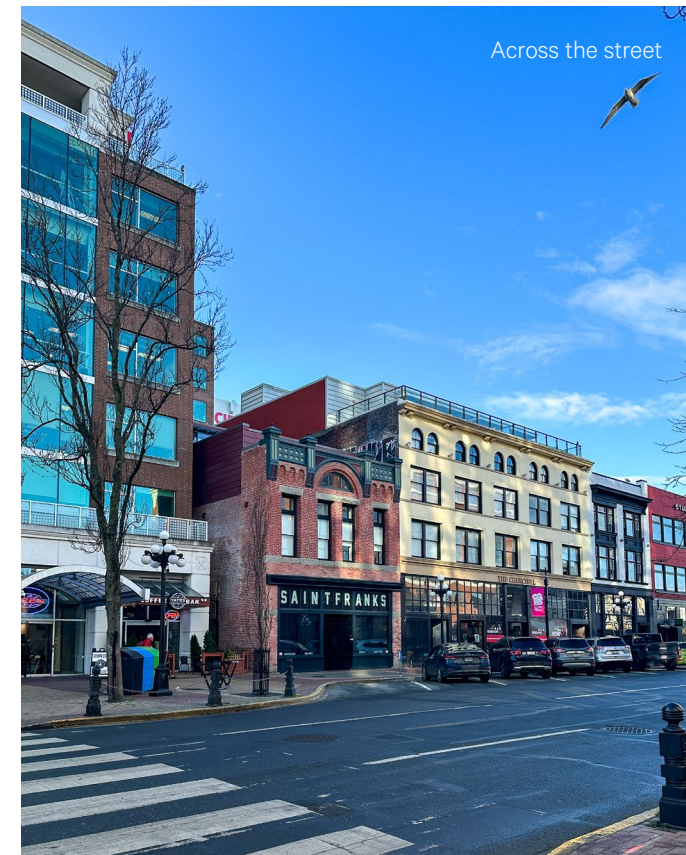
Highlights

- + Occupied by a well-established tenant
- + Prime investment opportunity in sought-after area
- + Central location with excellent walk, bike, & transit scores
- + Street parking plus Johnson St parkade 160m away



Details

SIZE	845 SF
PID	029-517-753
ZONING	CBD-2: Central Business District-2 Site Specific
PERMITTED USES	<ul style="list-style-type: none">✓ Brew pub✓ Care facility✓ Equipment rental✓ Financial service✓ Food and beverage✓ Office✓ Personal service✓ Retail liquor sale



Location

★ Subject
726 Yates Street, Victoria, BC

Cafes + Restaurants

- 1 Cenote Restaurant & Lounge
- 2 Momo Tea
- 3 Brickyard Pizza
- 4 Roll N Bowl
- 5 Saint Franks
- 6 Foo Asian Street Food
- 7 Sarpino's Pizzeria
- 8 Shuck Taylor's
- 9 Tim Hortons
- 10 Macchiato Caffe
- 11 Tacofino
- 12 Superbaba
- 13 Habit Coffee
- 14 Zambri's

Shopping

- 1 Bulk Barn
- 2 Dollarama
- 3 Shoppers Drug Mart
- 4 Patagonia

Services

- 1 Cineplex
- 2 Capital 6 Theatres
- 3 Anytime Fitness
- 4 BMO
- 5 Scotiabank
- 6 Vancity

New & Future Developments



99

WALKER'S PARADISE

Daily errands do not require a car.

93

RIDER'S PARADISE

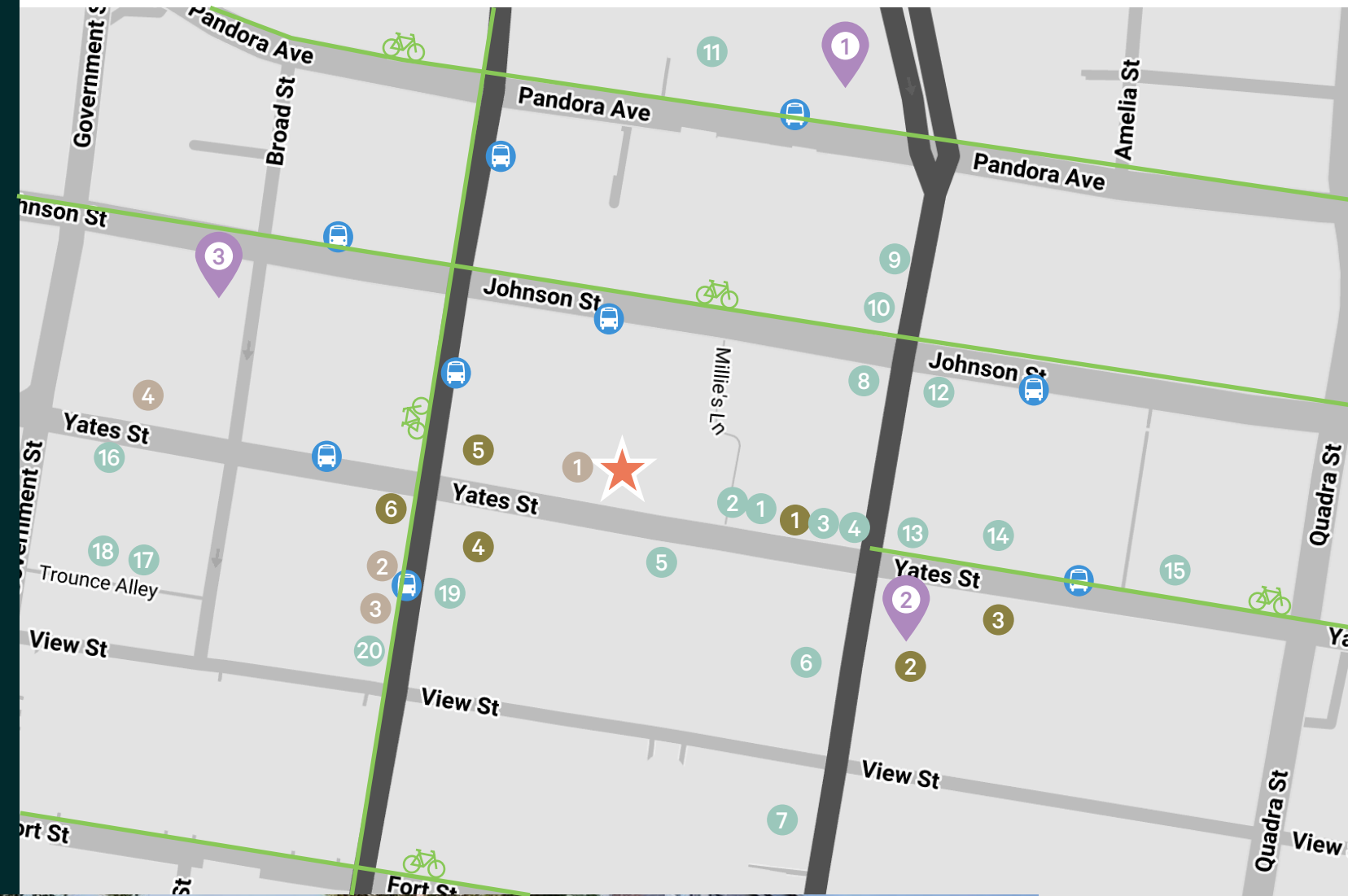
Transit convenient for most trips.

99

BIKER'S PARADISE

Daily errands can be accomplished on a bike

SOURCE: WALKSCORE.COM



For Sale



Investment Opportunity | Retail Strata Unit

Contact Us

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