

For Sale & Lease

CBRE

732 Yates Street

Investment/Owner Operator Opportunity
Built-Out Restaurant/Café Space

Retail

PRICE REDUCTION!

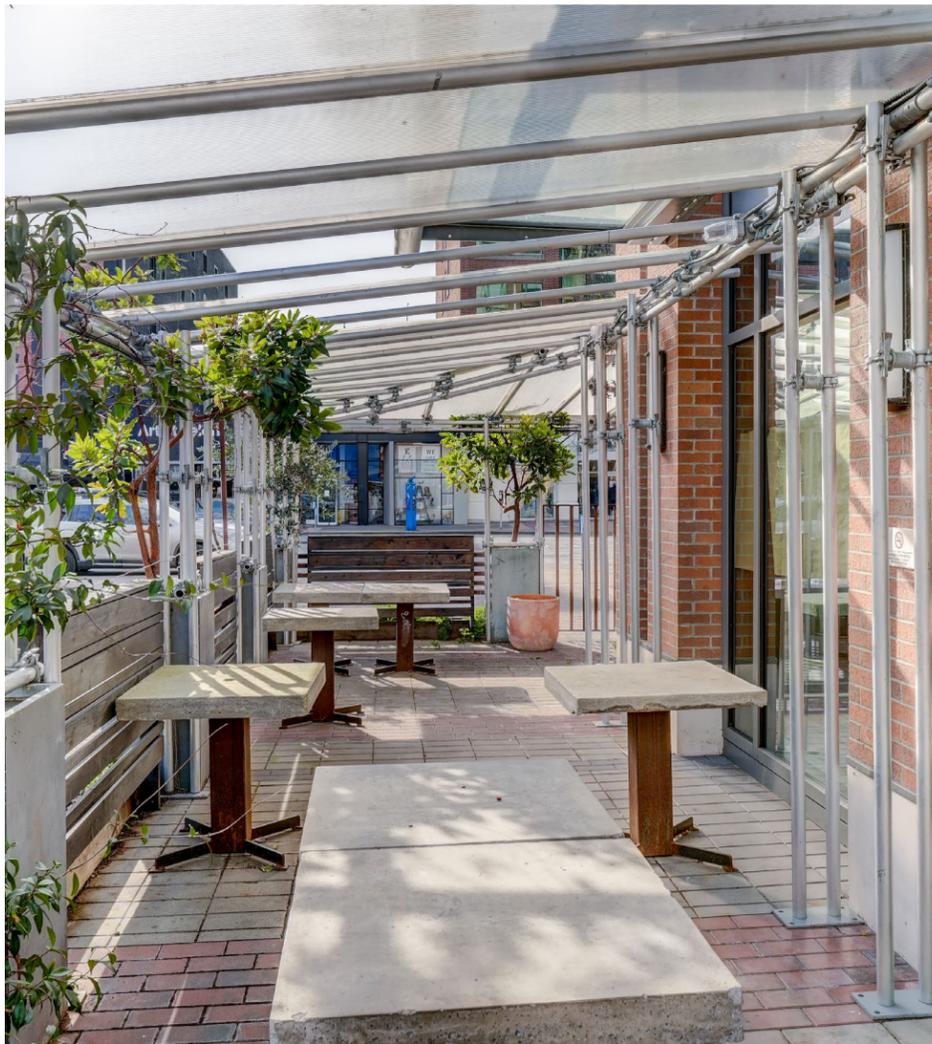


Highlights

- + Fully built-out restaurant/café
- + Flexible layout & demising options cater to various culinary concepts
- + Vibrant location with consistent foot & vehicle traffic
- + Two entrances & dedicated patio space
- + Four strata titled lots

Your Future Restaurant Space

Vibrant & Bustling




Dedicated patio area



Consistent foot & vehicle traffic

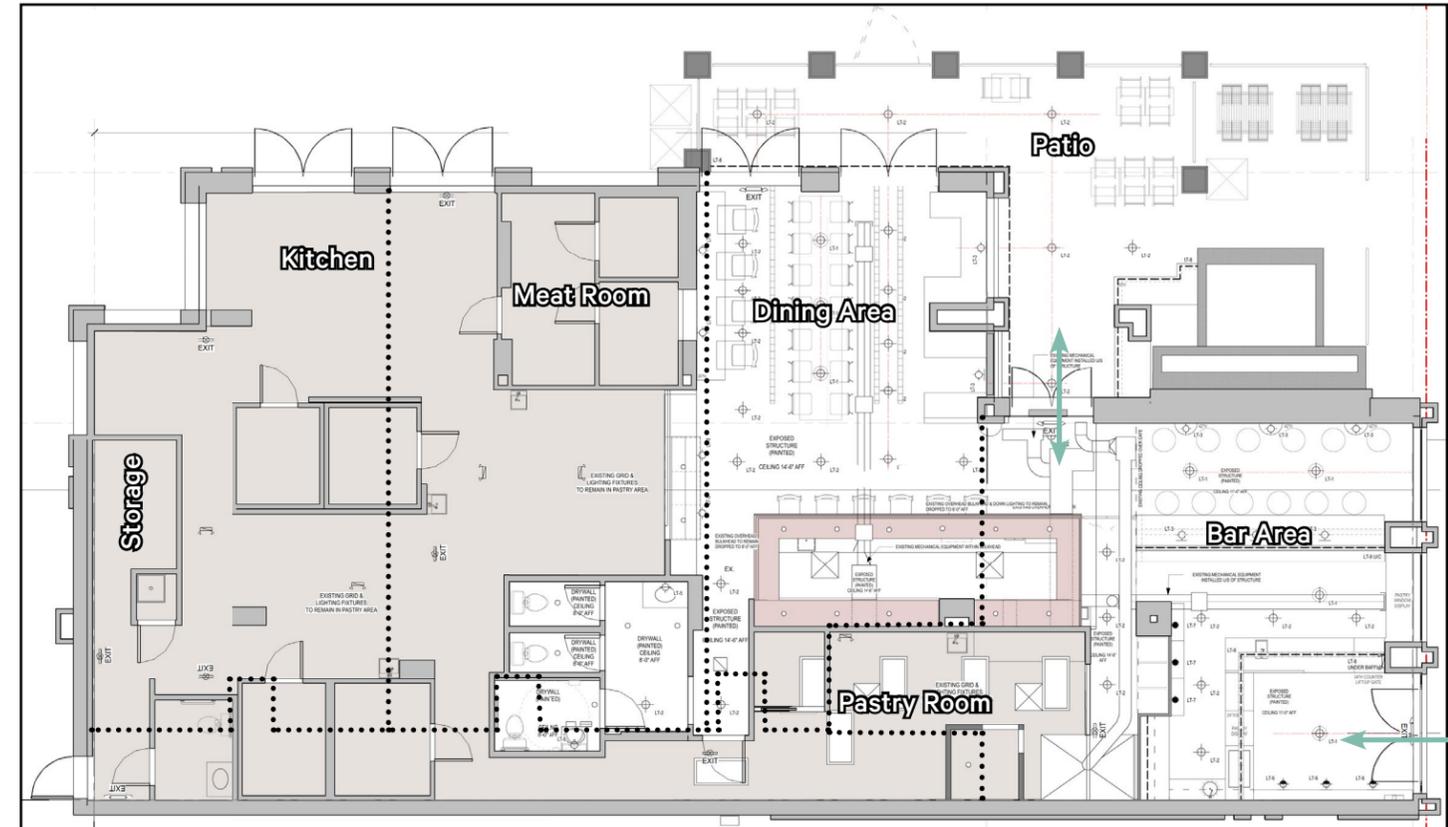


Owner-user opportunity

Permitted Uses

Include but not limited to . . .

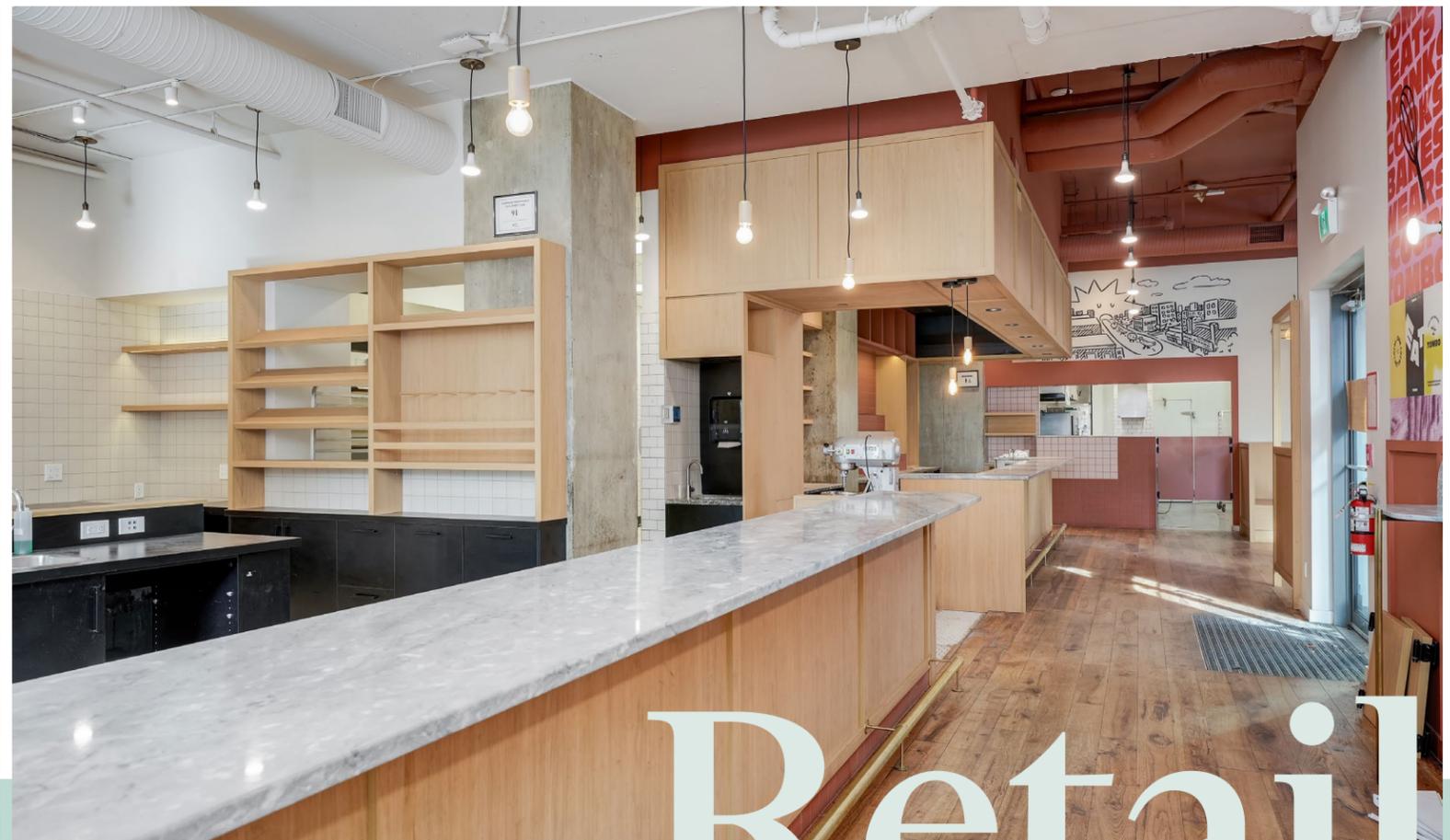
- ✓ Art and cultural facility
- ✓ Brew pub
- ✓ Care facility
- ✓ Cultural facility
- ✓ Drinking establishment
- ✓ Office
- ✓ Retail trade
- ✓ Studio
- ✓ Food & beverage service
- ✓ Personal service



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Indicates individual lots

Details

Address	732-744 Yates Street, Victoria BC
Size	3,406 SF
PID (732 Yates St)	029-517-761
PID (736 Yates St)	029-517-770
PID (740 Yates St)	029-517-788
PID (744 Yates St)	029-517-796
Zoning	CBD-2: Central Business District-2 Site Specific
Lease Rate	\$32.00 PSF
Additional Rent	\$23.62 PSF
Sale Price	\$1,899,000



Retail

Location



Subject
732 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

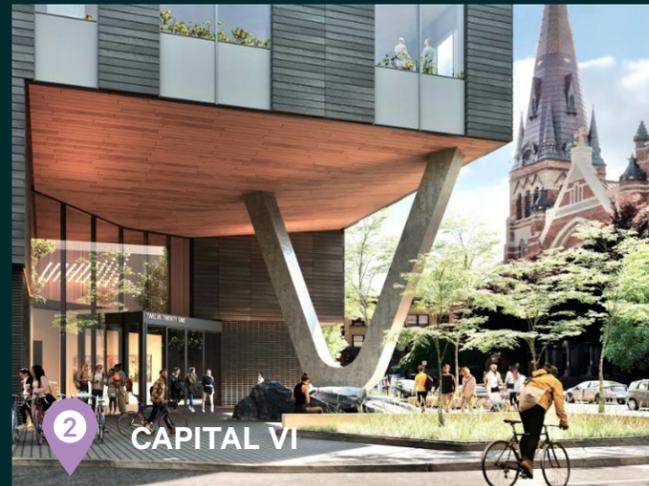
Services

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

New & Future Developments



1 ONE PLACE VICTORIA



2 CAPITAL VI



3 HYATT CENTRIC VICTORIA HOTEL

99



WALKER'S PARADISE

Daily errands do not require a car.

93



RIDER'S PARADISE

Transit convenient for most trips.

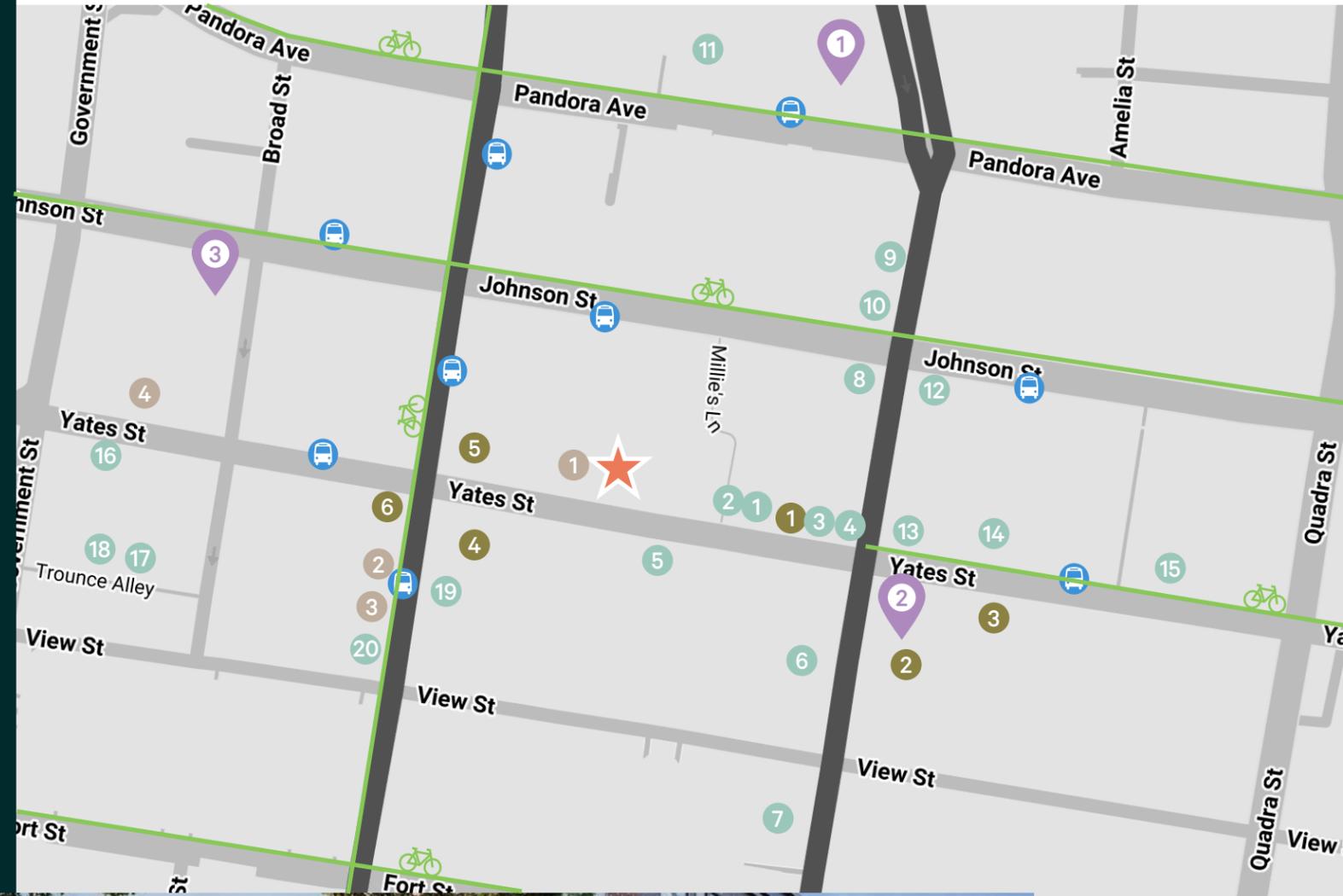
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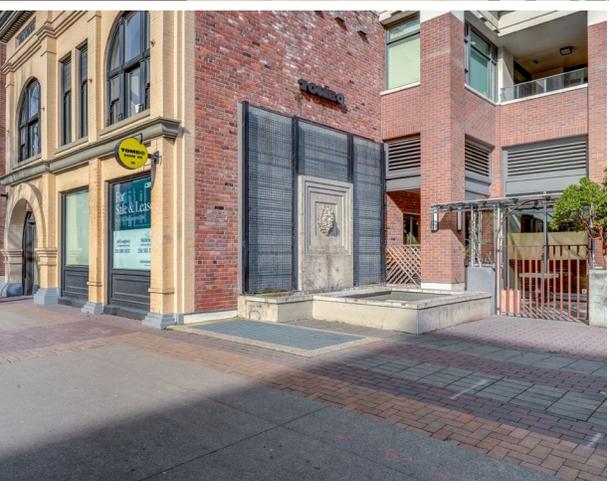
BIKER'S PARADISE

Daily errands can be accomplished on a bike

SOURCE: WALKSCORE.COM



For Sale



Owner-User Opportunity with Unique Built-Out Restaurant/Café

Contact Us

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