

For Sale & Lease

CBRE

732 Yates Street

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

PRICE REDUCTION!



Retail

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

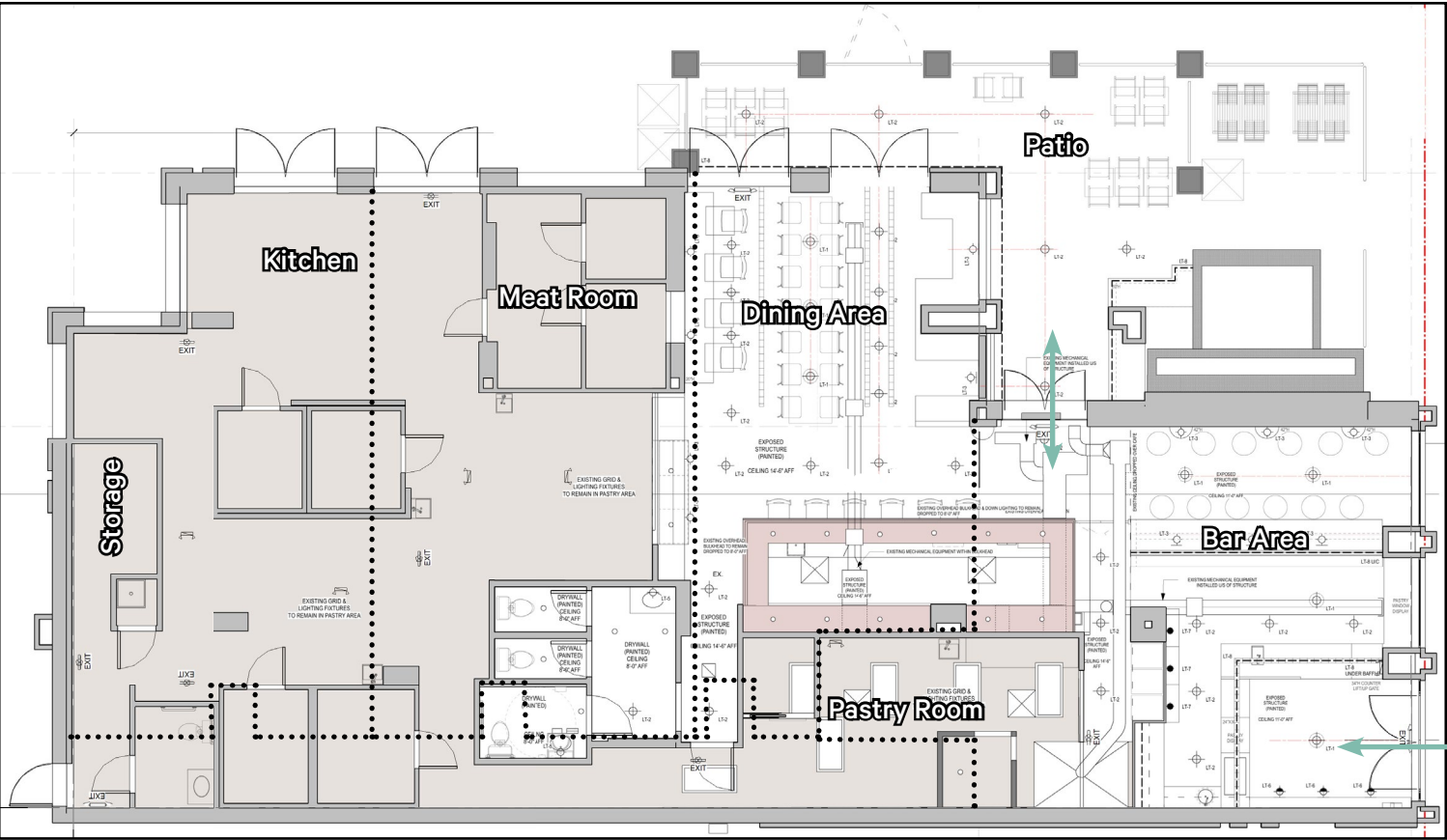


Owner-user opportunity

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	\$28.00 PSF
Additional Rent	\$23.62 PSF
Sale Price	\$1,899,000



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



99

WALKER'S
PARADISE

Daily errands do
not require a car.

93

RIDER'S
PARADISE

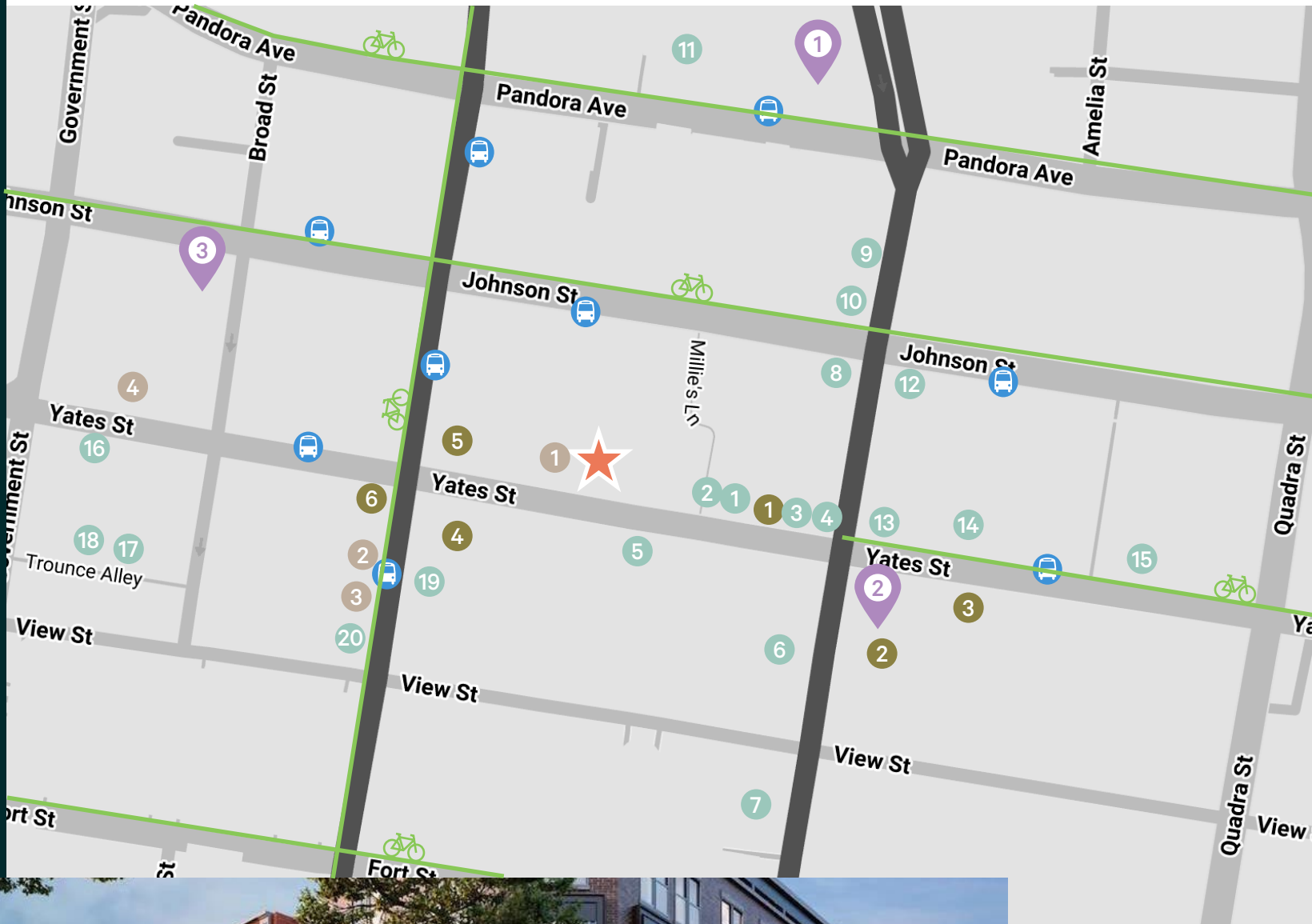
Transit convenient
for most trips.

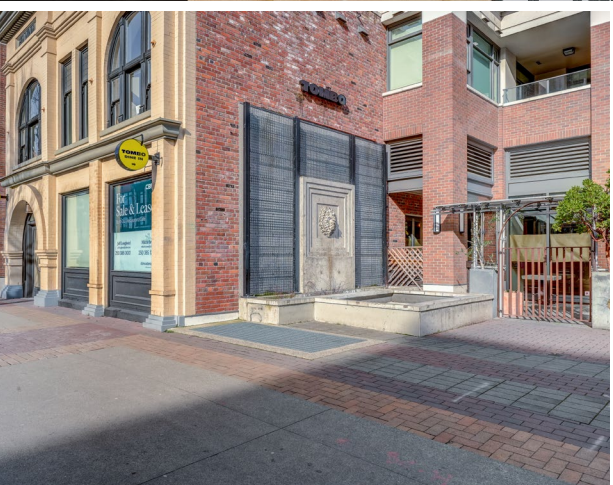
99

BIKER'S
PARADISE

Daily errands can
be accomplished on
a bike

SOURCE: WALKSCORE.COM





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

Contact Us

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