

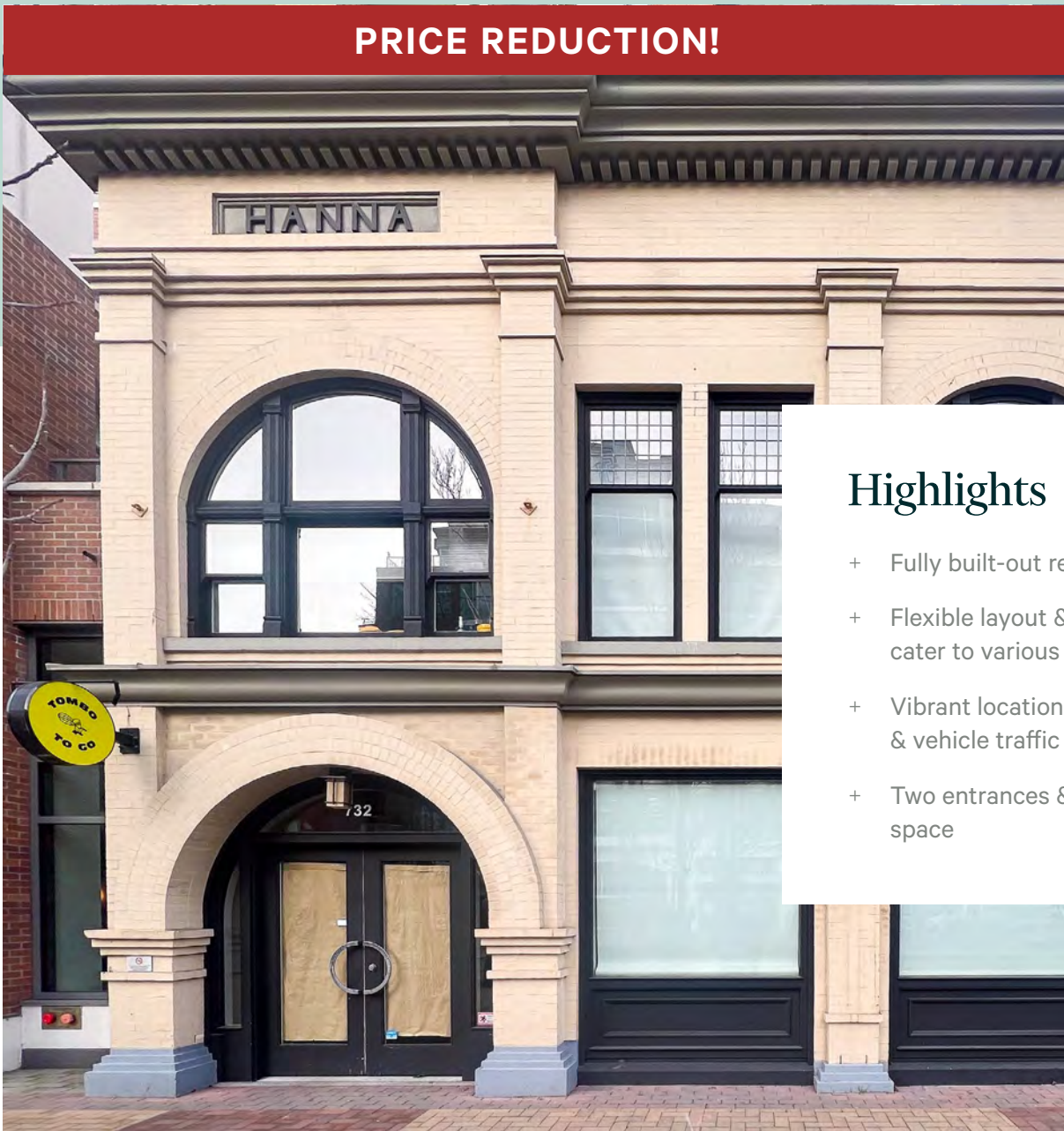
For Sale & Lease

CBRE

732 Yates Street

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

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



Your Future Restaurant Space

Vibrant & Bustling

CBRE Victoria is pleased to present an outstanding opportunity to lease or purchase a turn-key café/restaurant. This unit is fully built-out, featuring two bar areas, a dining room, five washrooms, a dedicated patio, a staff area, a commercial kitchen, and a food prep area. With two entrances, the layout offers versatile configuration options and the potential for demising, making it ideal for various culinary concepts. Furthermore,

the space consists of four strata units, which could be sold or leased independently. The vibrant area surrounding this unit is home to several popular food and beverage tenants, as well as the nearby Cineplex, ensuring a steady flow of foot traffic and a lively atmosphere. If buyers are looking for an additional investment, the opportunity to purchase 726 Yates Street* is also available.



Dedicated patio area



Consistent foot & vehicle traffic



Owner-user opportunity

Details

Address	732-744 Yates Street, Victoria BC
Size	3,406 SF
PID	029-517-788 029-517-761 029-517-770 029-517-796
Zoning	CBD-2: Central Business District-2 Site Specific
Lease Rate	\$32.00 PSF
Additional Rent	\$23.62 PSF
Sale Price	\$1,980,000

Permitted Uses

Include but not limited to . . .

- ✓ Brew pub
- ✓ Care facility
- ✓ Cultural facility
- ✓ Drinking establishment
- ✓ Retail liquor sale
- ✓ Retail Trade
- ✓ Food & beverage service
- ✓ Personal service

*Additional investment opportunity at 726 Yates Street. Contact agents for more details.

732 Yates Street
Restaurant/Café | Victoria, BC

For Sale & Lease



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



99

 WALKER'S
PARADISE

Daily errands do
not require a car.

93

 RIDER'S
PARADISE

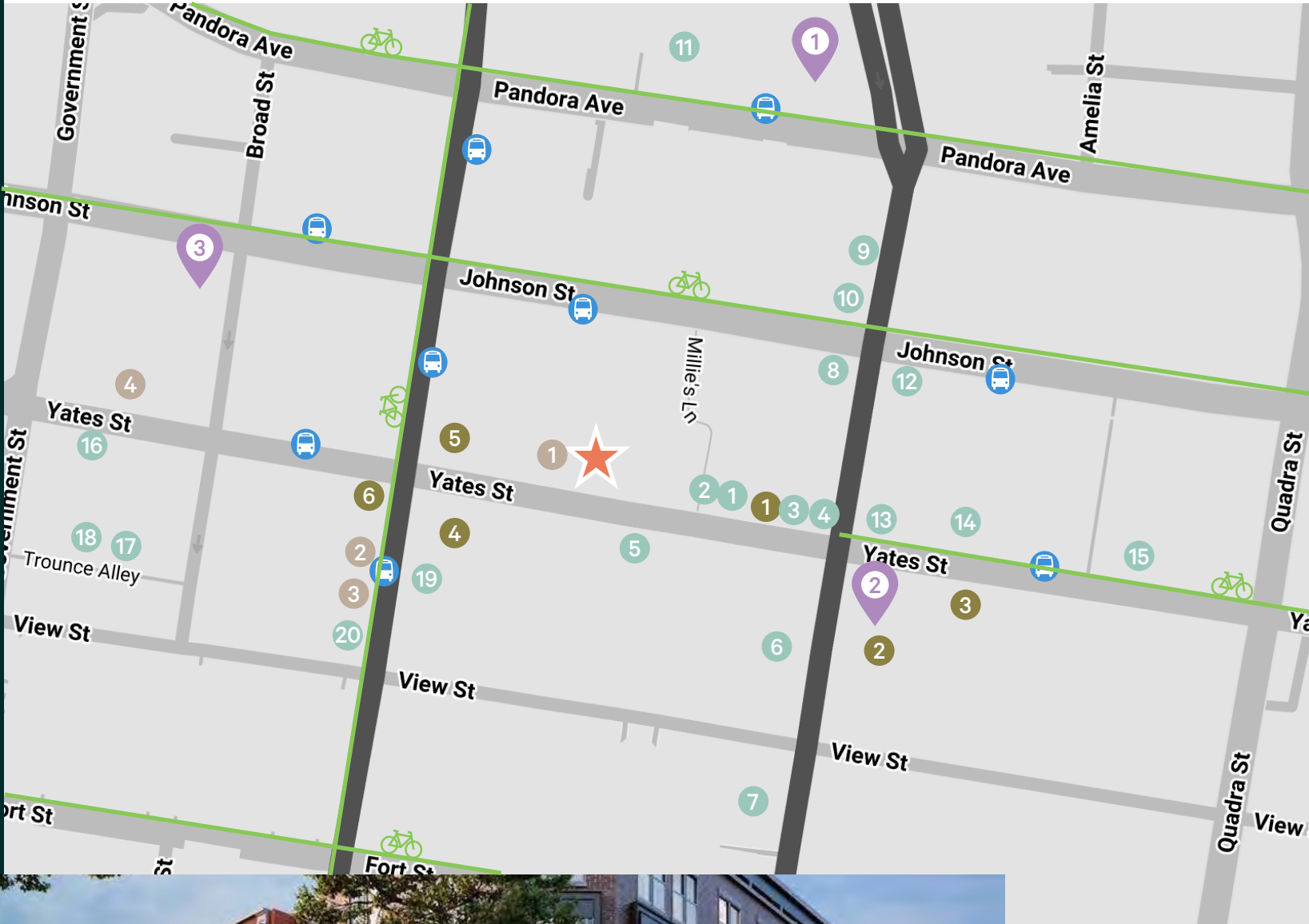
Transit convenient
for most trips.

99

 BIKER'S
PARADISE

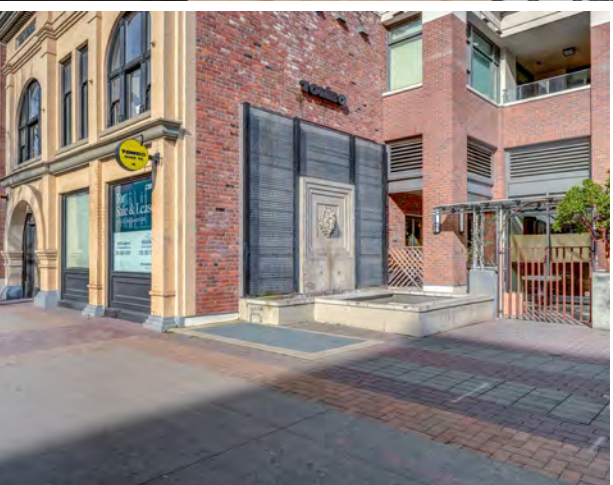
Daily errands can
be accomplished on
a bike

SOURCE: WALKSCORE.COM





For Sale



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

Contact Us

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CBRE

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