

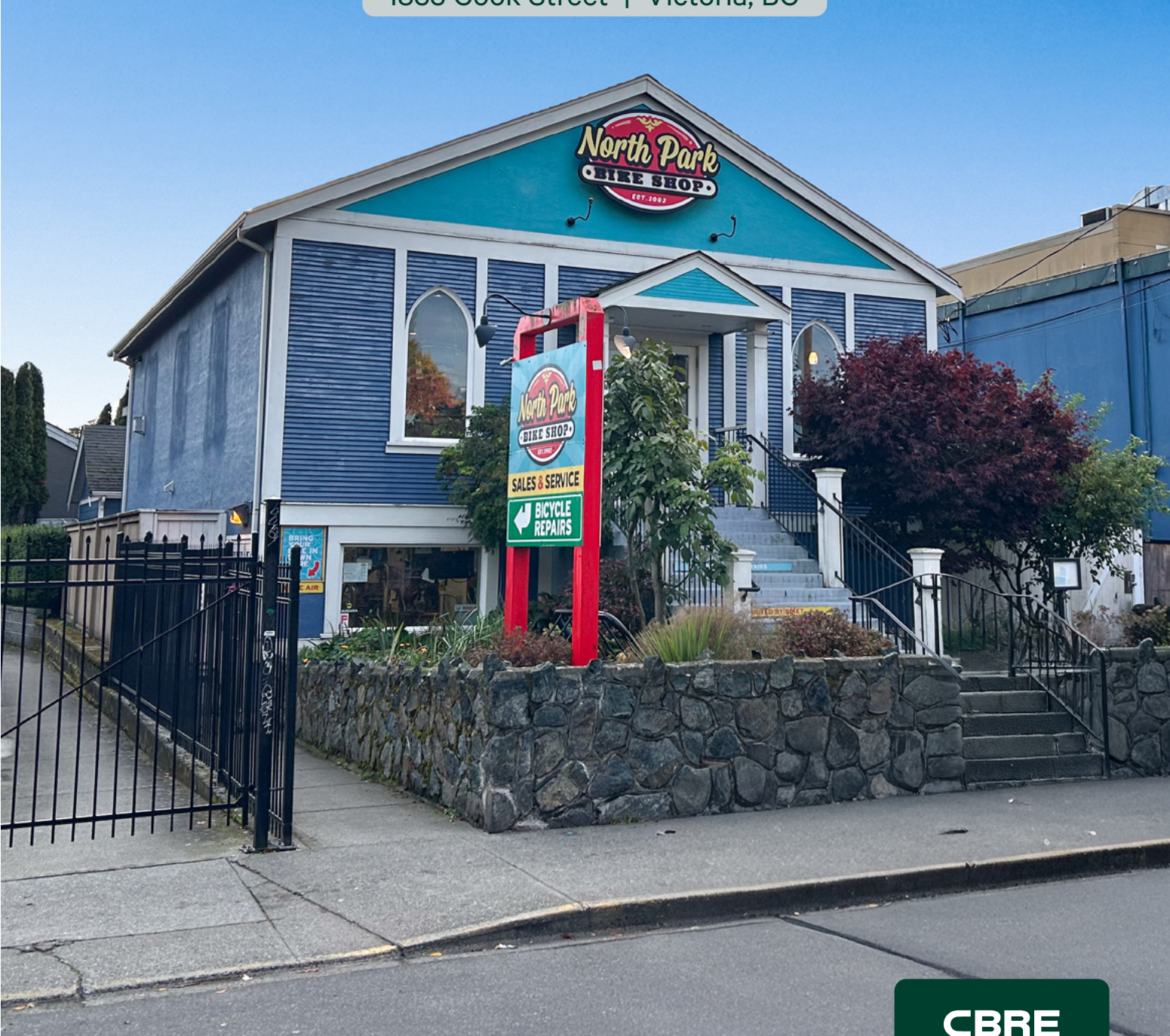
PRICE REDUCED

FOR SALE

FREESTANDING RETAIL INVESTMENT OPPORTUNITY IN NORTH PARK

WITH EXCEPTIONAL FRONTAGE & VISIBILITY ON COOK STREET

1833 Cook Street | Victoria, BC



CBRE

THE OPPORTUNITY

CBRE's Investment Properties Group is pleased to present the opportunity to purchase a 2,810 SF standalone retail building featuring an additional 501 SF storage building in the back of the lot. The building was seismically improved in 2005, when the building was home to Larsen Music. The building is currently tenanted by the North Park Bike Shop, who has term until the end of 2028, with 3 renewal options remaining. 1833 Cook Street is conveniently located in the centre of the North Park commercial node, just outside of the downtown core, and well serviced by transit. There are numerous developments in proximity that will continue to densify and revitalize the neighbourhood.

HIGHLIGHTS

- + 2,810 SF two-storey building currently being utilized as a retail & servicing bike shop
- + Charm and curb appeal with stone retaining walls, garden beds and large entryway steps
- + Additional 501 SF ancilliary storage building at rear
- + Exceptional frontage on Cook Street (\pm 50 feet), in the heart of North Park's commercial node
- + Seismic upgrades on the building completed in 2005
- + Neighbourhood undergoing densification and revitalization
- + Located directly on transit, and blocks from the Downtown core
- + Currently tenanted with term until the end of 2028 (contact agent for details)

PRICE: ~~\$1,500,000~~ **\$1,375,000**

DETAILS

Address:	1833 Cook Street Victoria, BC
Neighbourhood:	North Park
Legal Description:	LOT 19, PLAN VIP153, SUBURBAN LOT 17, VICTORIA LAND DISTRICT, SEC 339 LGA
PID:	009-274-324
Building Size:	2,810 SF + 501 SF Ancilliary Storage
Lot Size:	4,725 SF
Frontage:	\pm 50 Feet (Cook Street)
Year Built:	1949 (Seismic Upgrades in 2005)
Zone Code:	CVD-1 Community Village District 1
Tenant:	North Park Bike Shop
Term:	Until End of 2028 (3x Renewal Options Remaining)
NOI:	Contact Agents
Property Taxes:	\$18,706 (2025)





MAIN LEVEL RETAIL

ZONING | CVD-1

Permitted Uses - Including, but not limited to:

- Retail
- Food & Beverage Service
- Personal Service
- Assembly
- Veterinary Clinic
- Art & Cultural Facility



LOWER SERVICE SHOP



SIGNAGE & LOWER ACCESS



ANCILLIARY STORAGE

FOR SALE

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EXCLUSIVE ADVISORS:

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CBRE

INVESTMENT PROPERTIES GROUP

VICTORIA

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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