

FOR SALE

BW

BLACK AND WHITE
ON UPPER FORT



HIGH-EXPOSURE HARRIS GREEN RETAIL INVESTMENT OPPORTUNITY

IN THE MIXED-USE BLACK & WHITE DEVELOPMENT

6 UNITS | 8,800+ SF | FULLY LEASED | 6.17% CAP RATE

THE OFFERING

CBRE Victoria's Investment Properties Group is pleased to present for sale, 6 contiguous retail strata units in the renowned Black & White development. Located at the bustling corner of Cook and Fort Street in Victoria, BC, this retail portfolio offers a rare opportunity to purchase over 8,000 SF of high-exposure retail on the edge of Harris Green. Built in 2019, Black & White is a mixed-use development which features 75 residential suites in addition to the 6 commercial units. Investors will benefit from the strong tenant mix, high-exposure location and significant passive investment income in a neighbourhood in the midst of rapid revitalization and densification.

HIGHLIGHTS

- + 6 contiguous commercial strata units (all leased)
- + 8,800+ SF of floor area
- + Extremely high exposure corner
- + Excellent year-round traffic
- + High quality new construction
- + 225+ feet of retail frontage on Fort & Cook St
- + 9 reserved underground parking stalls
- + Grade-level loading on Meares St
- + Located directly on transit & bike lanes
- + Significant residential density in development in direct proximity

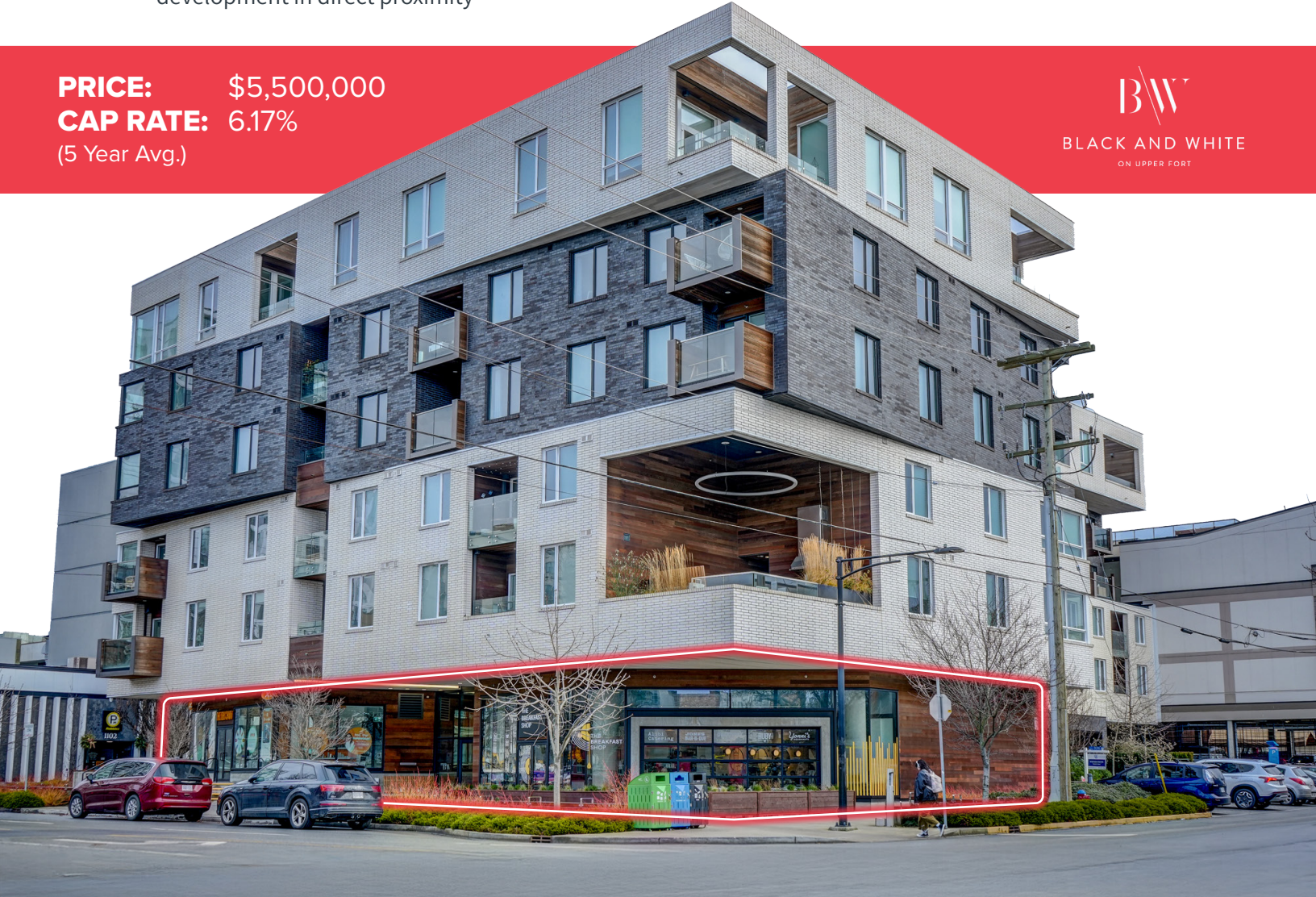
DETAILS

Civic Addresses	1025 Cook St / 1101-1109 Fort St
Legal Addresses	CA-72 Fort Street Commercial
Units	6 Commercial Retail Units
Floor Area	Units: 8,114 SF Common Area: 709 SF Total: 8,823 SF
Year Built	2019
Zoning	CA-72 Fort St Commercial Zone
Assessed Value	\$5,707,000 (2026 Total)



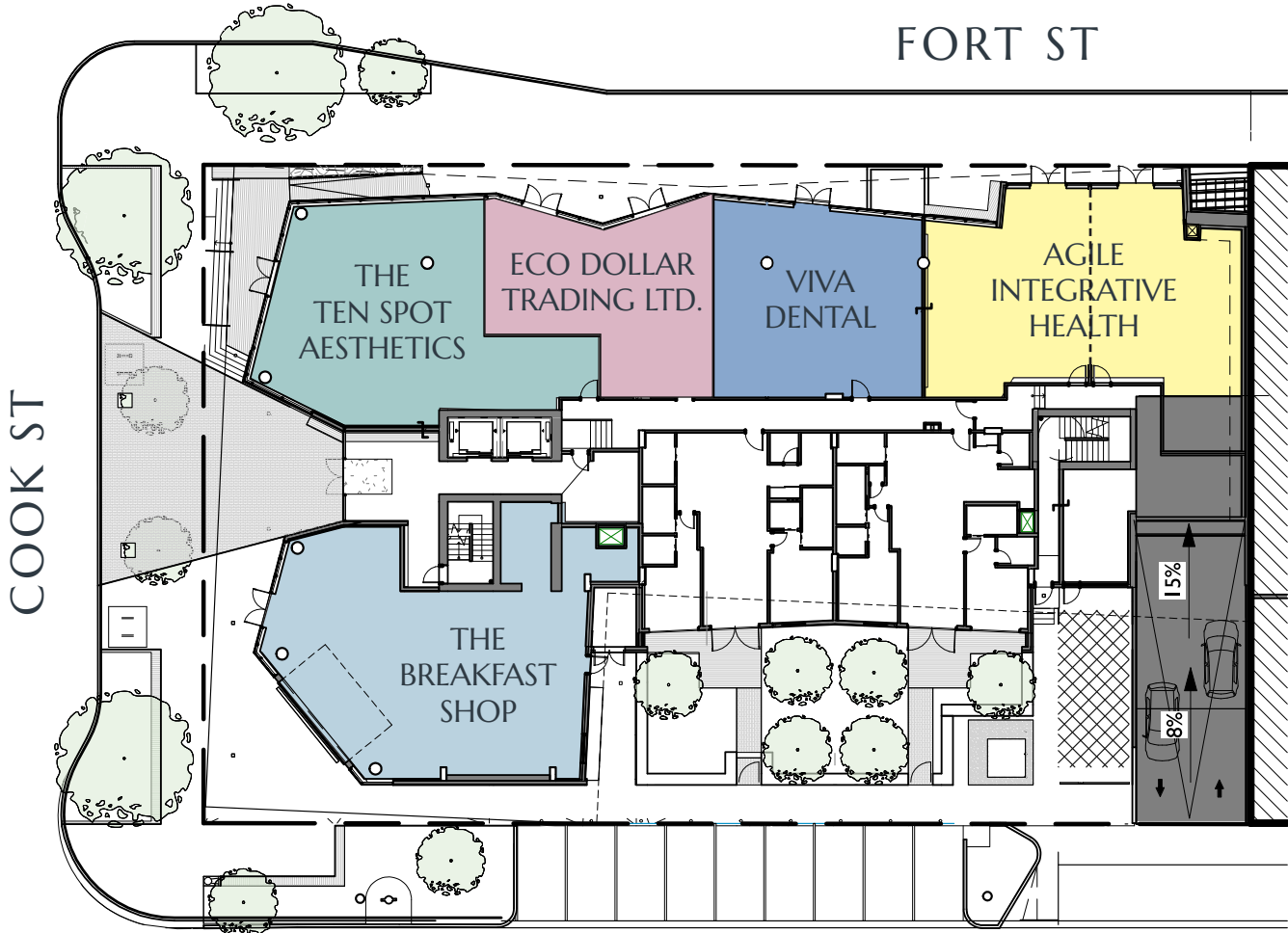
LEASE SUMMARY

	CRU A	CRU B	CRU C	CRU D	CRU E/F
Civic Address	1025 Cook St	1101 Fort St	1103 Fort St	1105 Fort St	1107/1109 Fort St
Strata Lot #	SL7	SL1	SL83	SL4	SL5/SL6
Tenant	The Breakfast Shop	The Ten Spot	Eco Dollar Trading Ltd	Viva Dental	Agile Integrated Health
Total Area	2,385 SF	1,764 SF	1,144 SF	1,289 SF	2,066 SF
Term Length	120 Months	120 Months	60 Months	120 Months	60 Months
Term Expiry	2034-11-14	2031-03-31	2030-12-31	2030-04-30	2026-12-31



PRICE: \$5,500,000
CAP RATE: 6.17%
(5 Year Avg.)

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COOK STREET

FORT STREET

YATES STREET

PRICE: \$5,500,000

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