



# Own a Property That Shapes Victoria's Creative Future

716 Johnson Street | Victoria, BC

**FOR SALE**

**CBRE**

# The Offering

A rare opportunity to own a fully standalone building in the heart of downtown Victoria. Purpose built for creative, cultural, and experiential uses, this property sits along one of the city's busiest pedestrian corridors and offers exceptional identity, flexibility, and long term potential in a market where true standalone assets are increasingly scarce.

Ideal for owner occupiers, investors, and creative organizations seeking a flagship presence, the building features open span areas, performance ready space, and versatile support rooms suited for studio, rehearsal, or production needs. Whether maintained in its current configuration or reimagined for new uses, it provides a strong foundation for distinctive creative or experiential activation in Victoria's urban core.

## HIGHLIGHTS

- + Existing infrastructure suited to performance, studio, or assembly-based uses
- + Prominent standalone building with strong street presence
- + Ample parking nearby at Johnson Street Parkade
- + High daily foot, vehicle, and bicycle traffic
- + Flexible zoning supporting a wide range of commercial, cultural, & creative uses

## ASKING PRICE

*\$2,600,000*

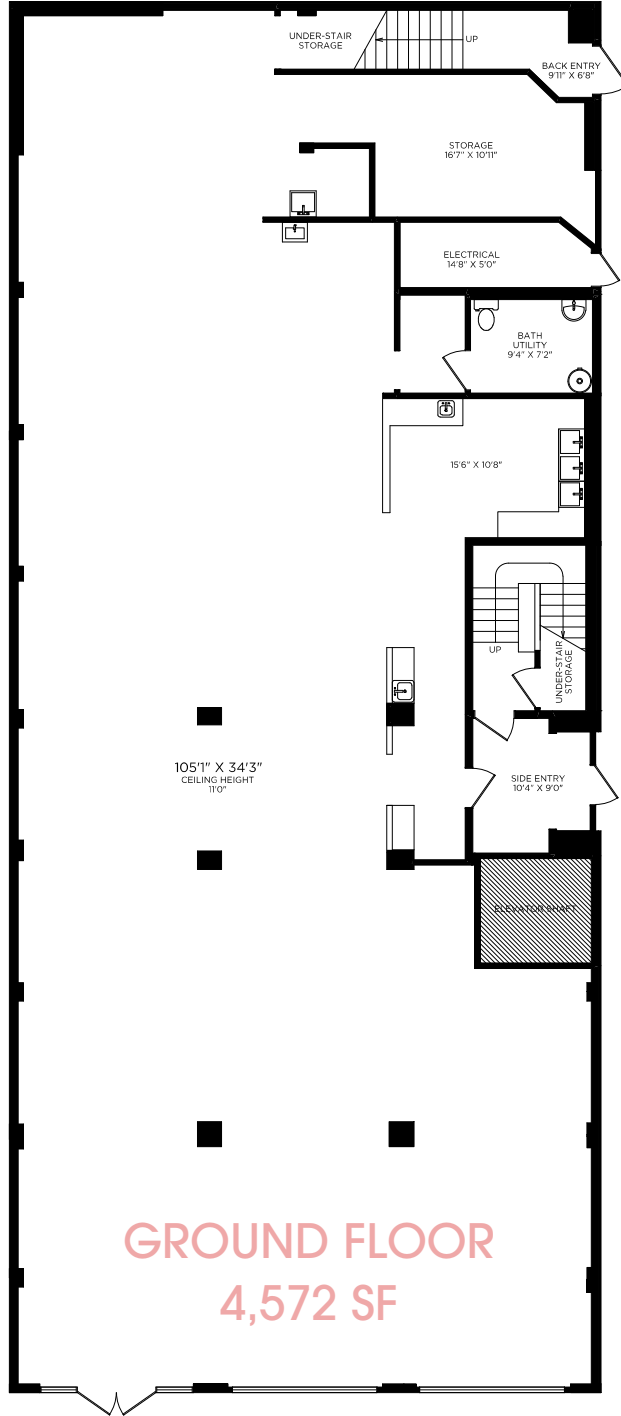


# Details

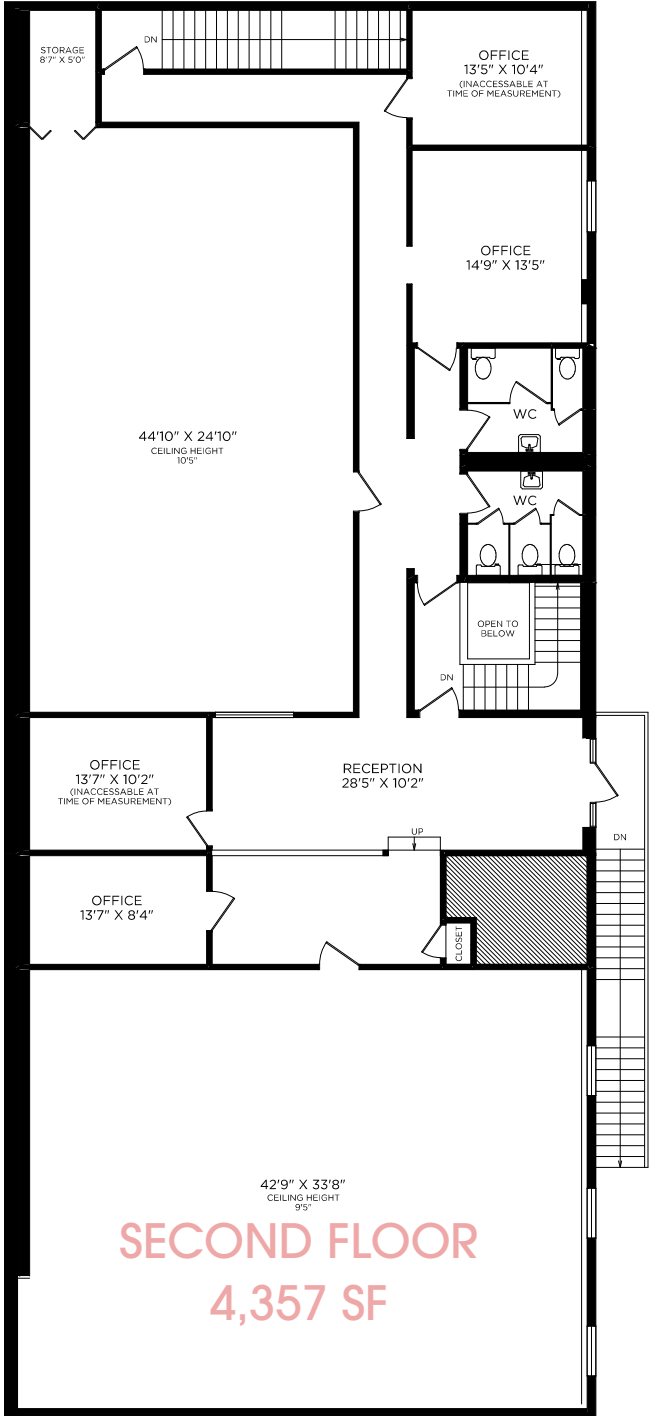
<b>Address</b>	716 Johnson Street, Victoria BC
<b>PID</b>	031-853-064
<b>Building Size</b>	8,929 SF
<b>Site Size</b>	6,571 SF
<b>Year Built</b>	1931
<b>Zoning</b>	Central Business District-1 (CBD-1)
<b>OCP Designation</b>	Downtown Core
<b>Power</b>	600 amps

[View All Permitted Uses](#) 

[View OCP Designation](#) 



**GROUND FLOOR**  
4,572 SF



**SECOND FLOOR**  
4,357 SF

Johnson Street

## Building Improvements

The property has undergone meaningful improvements to support its current use profile. Including:

- Upgraded HVAC systems
- Electrical capacity enhancements (approx. 600 amps)
- Interior configurations supporting performance and studio use
- General improvements to support occupancy and programming flexibility

(Additional details available upon request.)

# Strategic Pathway Options

**Owner-User Opportunity:** Occupy and operate within a fully configured creative space

**Investment Holding:** Maintain as a multi-use or single-tenant asset in a high demand corridor

**Value-Add Repositioning:** Reconfigure or modernize for higher income uses over time

*Flexible structure may allow for vacant possession or continued use arrangements depending on purchaser requirements.*



WALK SCORE

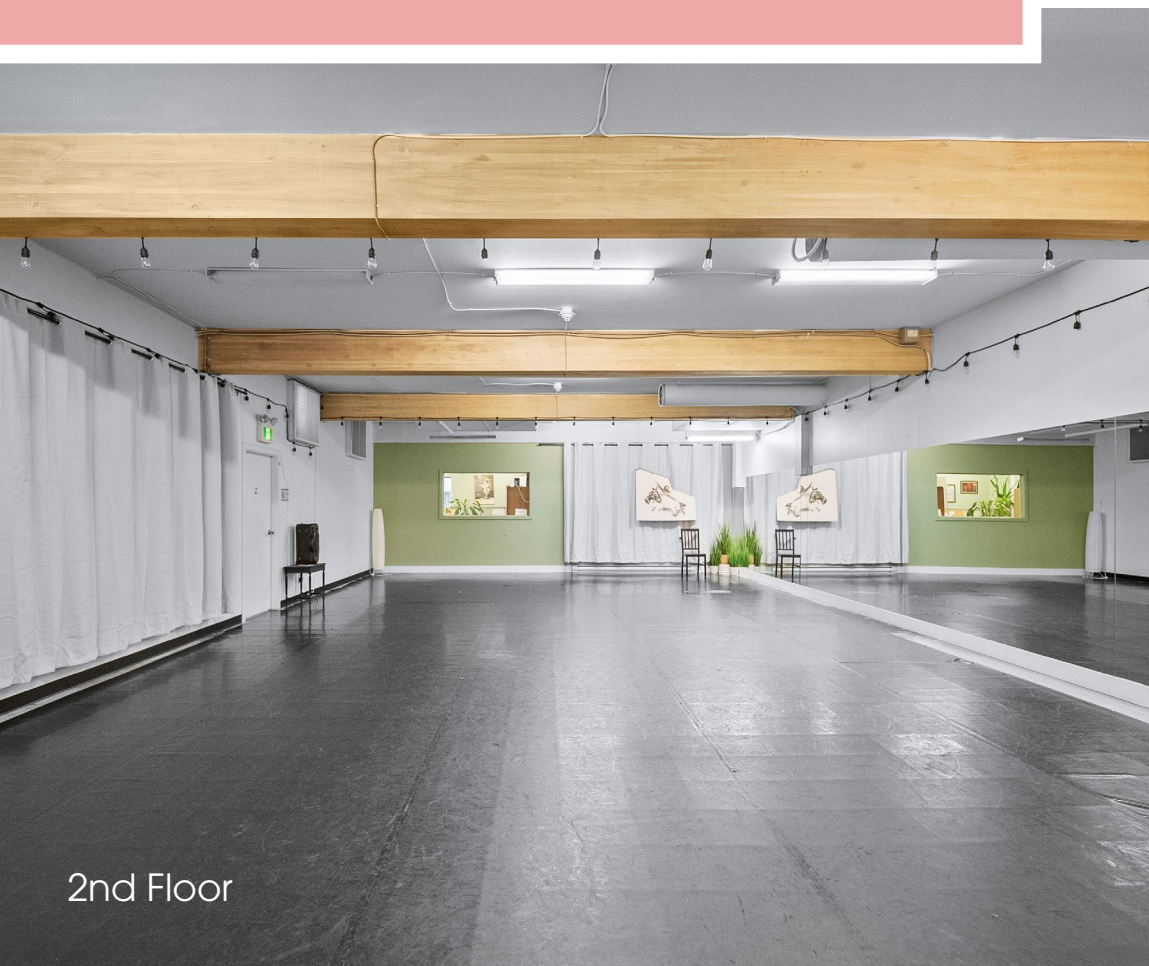
99

TRANSIT SCORE

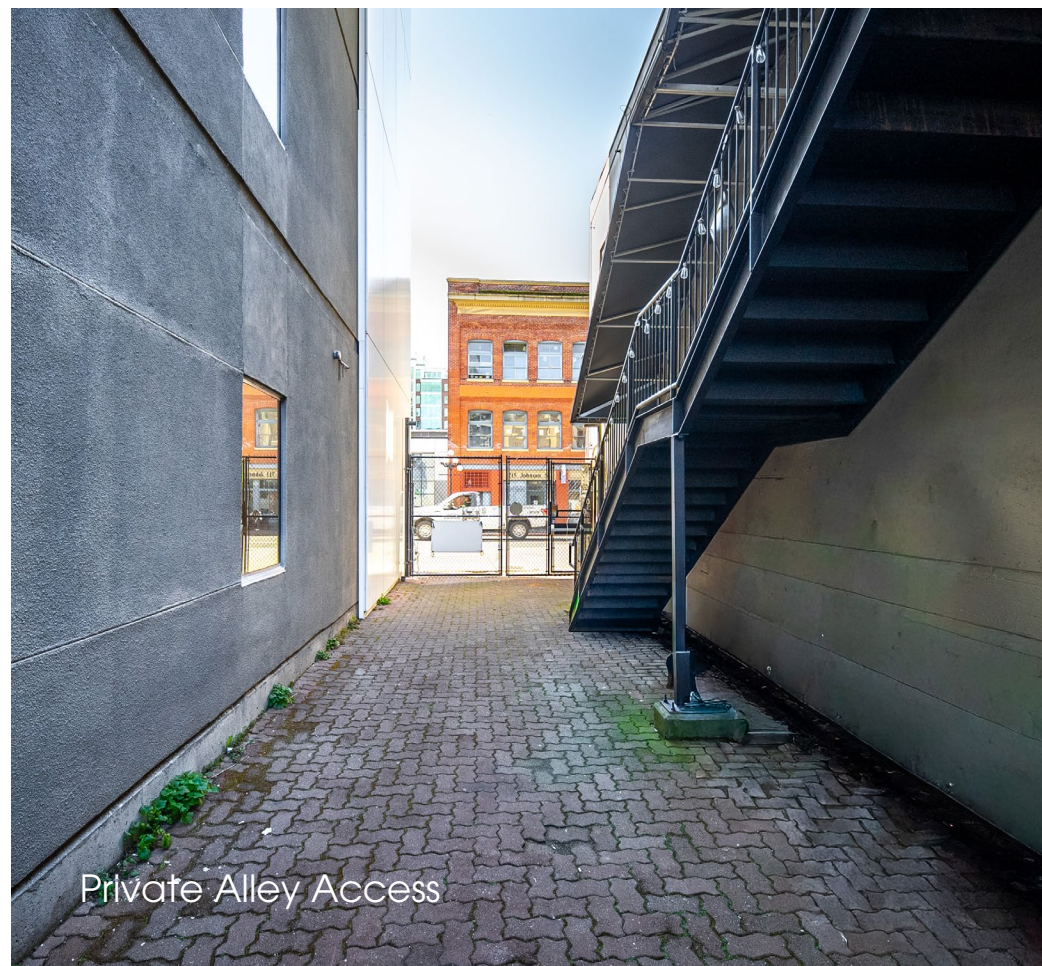
93

BIKE SCORE

99



2nd Floor



Private Alley Access



Ground Floor

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Contact Us

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