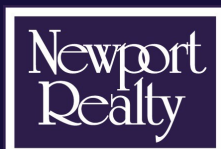




Essencia Verde | Prime Retail Heart of Cook Street Village, Victoria, BC

Exceptional one-of-a-kind retail space on a highly visible corner in Cook Street Village. Located in the heart of Cook Street Village, home to an exceptional range of retailers and services including Poke Fresh, Bubby Rose's Bakery, Bikimbab, TheBeagle Pub, Cook Street Liquor Store, Pharmasave and many others



1144 Fort Street
Victoria, BC, Canada
V8V 3K8



For more information, contact:

Sylvia Therrien

Personal Real Estate Corporation,
Sylvia Therrien & Associates | Newport Realty
Tel: 250.385.2033 FAX: 250.385.3763

Mobile: 250.888.6621

E-mail: Sylvia@SylviaTherrien.ca
Www.SylviaTherrien.ca



The Opportunity



240 Cook St., Victoria, BC

Rentable Area: various sizes from
859 – 3,346 sq. ft.

Net Rental Rate: \$48.00/ sq. ft.

Operating Costs: \$22.896/ sq. ft. (2025)

Tenant required to pay hydro, not included in operating costs

Current Zoning: CD-7/CR-3M
Commercial Residential Apartment Modified

Availability: Negotiable





Property Features

- Corner unit AVAILABLE
- Exceptional street frontage
- Rear lane access AVAILABLE
- Ample surface and underground parking
- High volume foot traffic
- Join a wide range of exceptional tenants situated in highly desirable Cook Street Village

Unit Features

- Shared rear loading bay with overhead door
- 2 shared, accessible washrooms
- HVAC servicing premises
- Extensive glazing and multiple entrances
- Ample signage opportunities

