

For Sale

1323 Government Street
Victoria, BC

AVISON
YOUNG



PRICE REDUCED!

**Full-Building Owner-Occupier Retail Opportunity On Victoria's
Iconic Government Street**

James Murray
Personal Real Estate Corporation
Vice President
250 382 3400
james.murray@avisonyoung.com

Nathaniel Simpson
Vice President
250 382 3400
nathaniel.simpson@avisonyoung.com

Stewart Harney
Associate
250 382 3400
stewart.harney@avisonyoung.com

For Sale

1323 Government Street
Victoria, BC

Details

BUILDING AREA

Lower Level	-	883 SF
Main Level	-	2,343 SF
Upper Level	-	2,366 SF
Top Level	-	1,254 SF
Total Area	-	6,846 SF

PID

000-227-111

YEAR BUILT

1909 (According to BC Assessment)

LEGAL DESCRIPTION

Lot A, District Lot 159, Victoria City, Plan 33100

LOT SIZE

2,598 SF

ZONING

OTD-1 Old Town District

PROPERTY TAXES (2025)

\$36,389

EASE OF ACCESS [\(LINK HERE!\)](#)

Walk Score - **100** (Walker's Paradise)
Transit Score - **77** (Excellent Transit)
Bike Score - **94** (Biker's Paradise)

ASKING PRICE

~~\$2,800,000~~ **\$2,600,000**

Opportunity

Unique owner-occupier opportunity to purchase a full retail building in the heart of downtown Victoria's Old Town District. The subject property lends itself to a wide variety of commercial uses, benefitting from high-exposure signage facing Government St, a diverse mix of interior spaces, exceptional ceiling heights, and character-rich heritage elements throughout.

Location

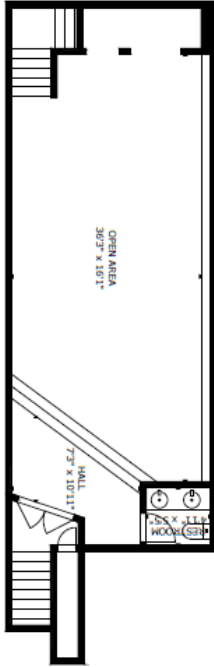
The subject building is situated next to the intersection of Government Street and lower Johnson Street, Victoria's two most popular shopping corridors. The area is characterized by high year-round foot traffic from both tourists and locals alike, contributing to the vibrant and active atmosphere that Victoria's Old Town District is best known for.



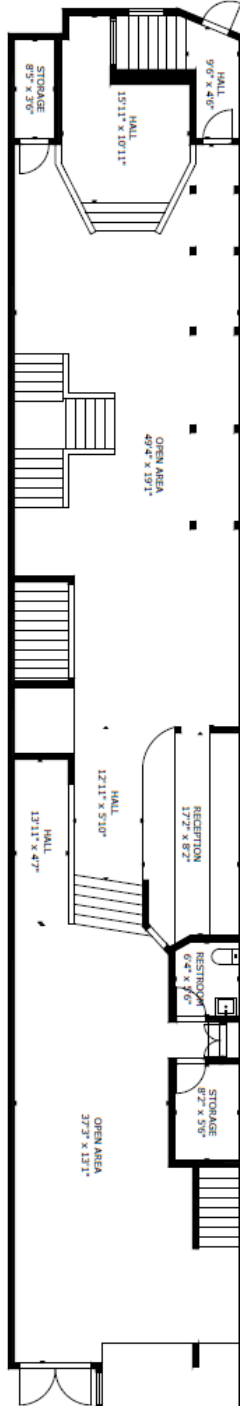
For Sale

1323 Government Street
Victoria, BC

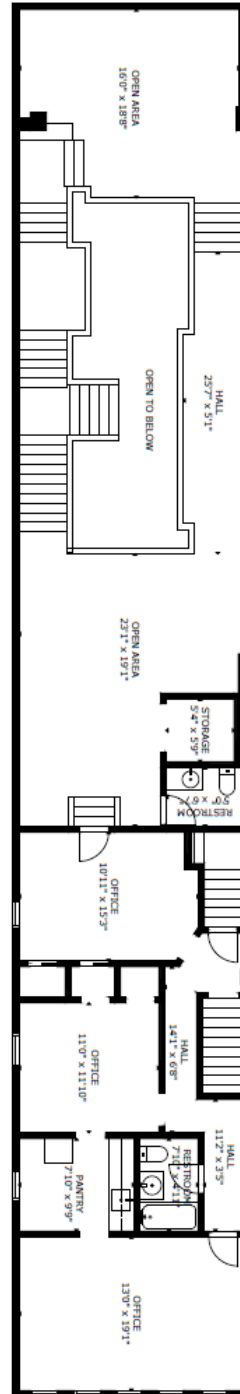
LOWER
883 SF



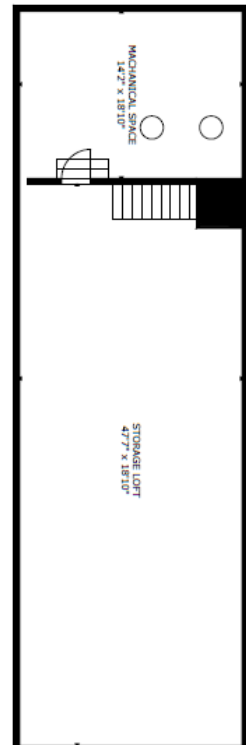
MAIN
2,343 SF



UPPER
2,366 SF



TOP
1,254 SF





Contact us for more information

James Murray
Personal Real Estate Corporation
 Vice President
 250.382.3400
james.murray@avisonyoung.com

Nathaniel Simpson
 Vice President
 250.382.3400
nathaniel.simpson@avisonyoung.com

Stewart Harney
 Associate
 250.382.3400
stewart.harney@avisonyoung.com



888 View Street
 Victoria, BC V8W 1K2

avisonyoung.ca