

UNIT 103
506 FORT STREET

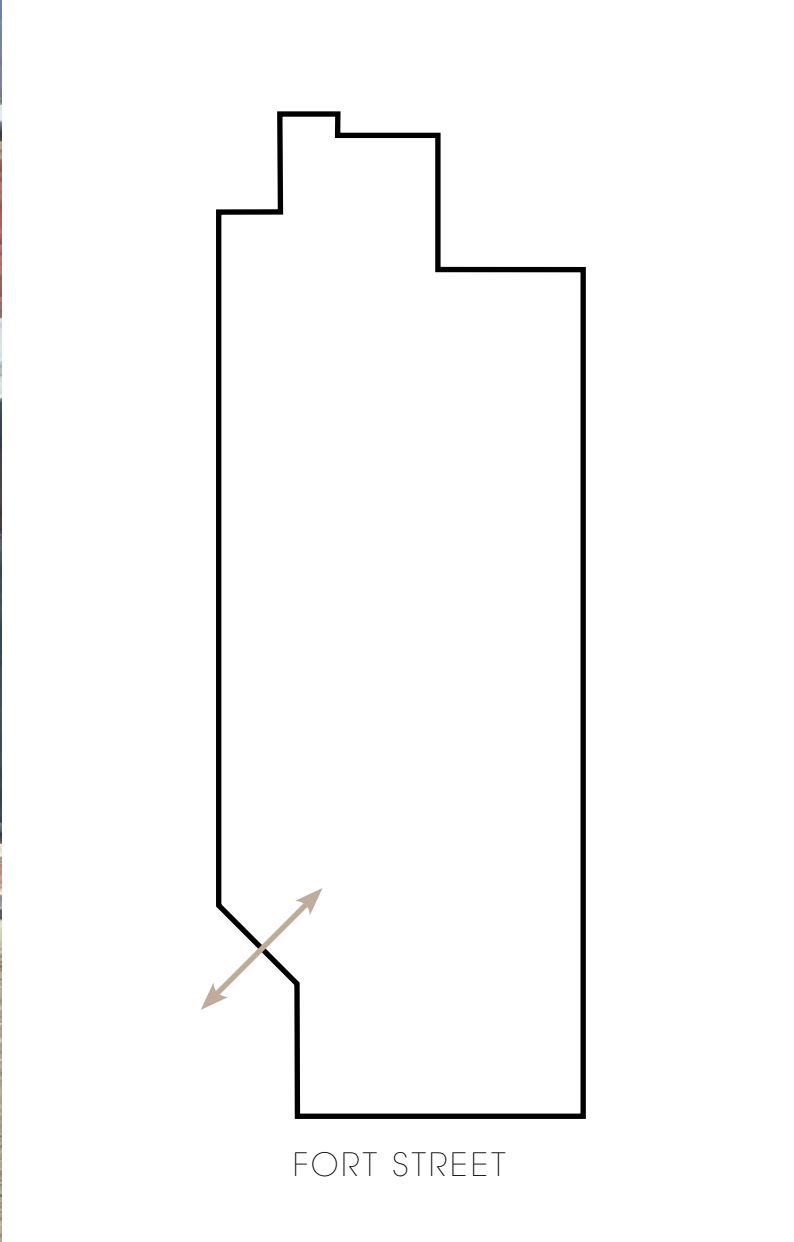
VICTORIA, BC



Turnkey Café Opportunity in Downtown Victoria

FOR SUBLEASE

CBRE



UNIT 103

506 FORT STREET

CBRE Victoria is pleased to present a turnkey café opportunity in downtown Victoria, located in Unit 103 at 506 Fort Street. This iconic location was previously home to a beloved Victoria food establishment. Just steps away from the Inner Harbour and Government Street, both areas attract strong foot traffic from locals and tourists. Unit 103 spans 483 square feet and features unique characteristics such as exposed brick, operable windows for ample natural light and airflow, a modern bar space, and open seating. While the unit is ready for a café tenant, its flexible OTD-1 zoning accommodates a variety of business uses.

DETAILS

Address	Unit 103 - 506 Fort Street, Victoria BC
Size	483 SF
Gross Rent	Contact Listing Agent
Zoning	OTD-1: Old Town District-1

HIGHLIGHTS

- Existing café infrastructure
- Strong street front exposure
- Steps away from the Inner Harbour
- Street parking and public parkades nearby

LOCATION

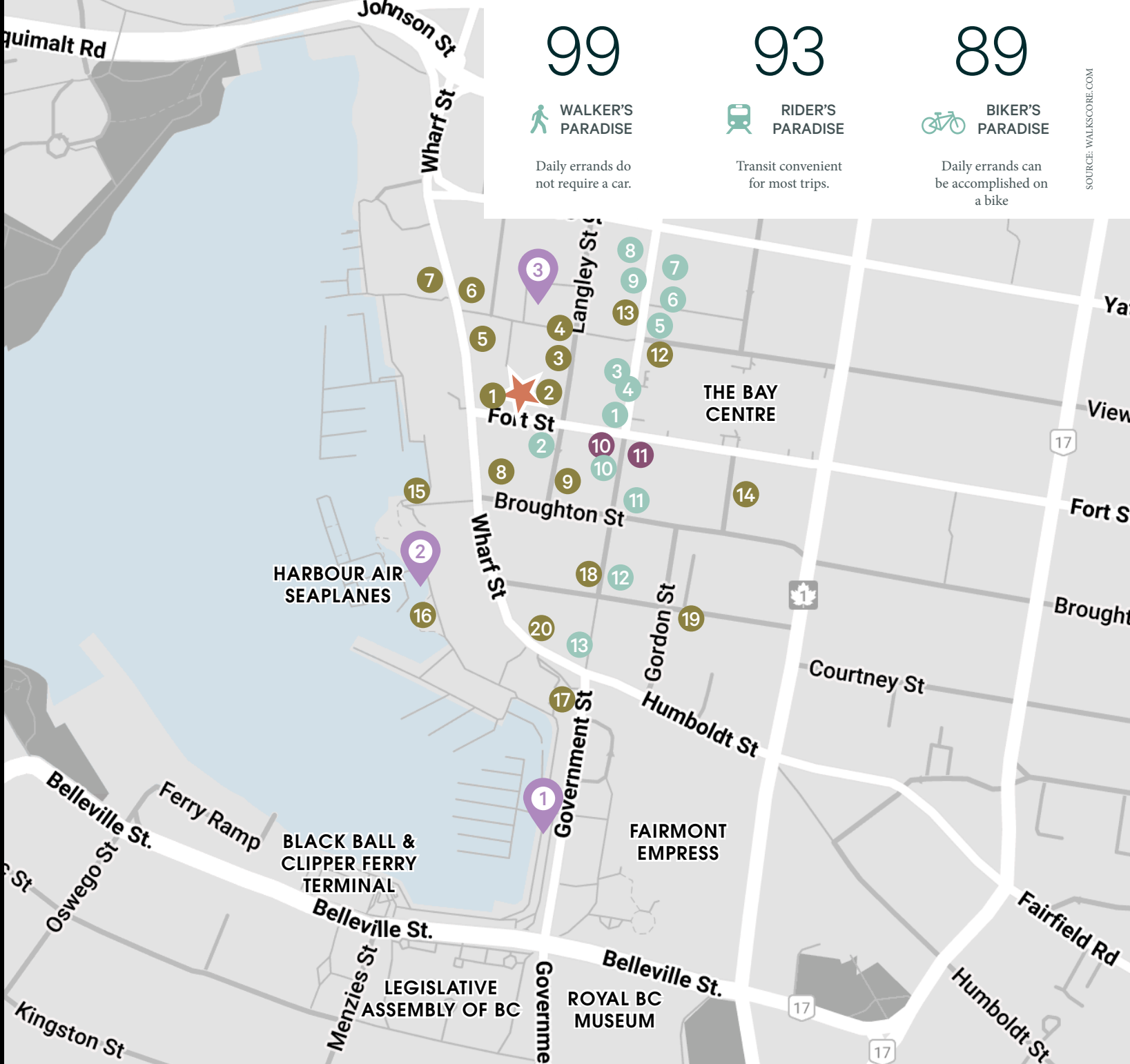
★ Unit 103 - 506 Fort Street

● Cafes & Restaurants

- 1. The Keg Steakhouse
- 2. Koto Sushi
- 3. Siam Thai Restaurant
- 4. Wind Cries Mary
- 5. Darcy's Pub
- 6. The Local
- 7. Finn's Seafood Chops Cocktails
- 8. Nautical Nellies Steak & Seafood House
- 9. Gozen Sushi Bar
- 10. Bard & Banker
- 11. A&W
- 12. Earls Kitchen + Bar
- 13. Irish Times Pub
- 14. Pagliacci's
- 15. Red Fish Blue Fish
- 16. Flying Otter Grill
- 17. Milestones
- 18. Frankie's Modern Diner
- 19. The Courtney Room
- 20. Kinton Ramen

● Shopping & Services

- 1. Lugaro Jewellers
- 2. Upcycle Clothing Collective
- 3. Munro's Books
- 4. Murchie's Fine Tea & Coffee
- 5. New Balance
- 6. Quazar's Arcade
- 7. Roots
- 8. Eddie Bauer
- 9. Running Room
- 10. Lush Cosmetics
- 11. Swatch
- 12. Good Fellas Cigar Shop
- 13. Lululemon



UNIT 103
506 FORT STREET

VICTORIA, BC



CONTACT

Mitch Bryan
Associate
mitch.bryan@cbre.com
250 385 1225

CBRE Limited | www.cbrevictoria.com | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000 **CBRE**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.