
**AVISON
YOUNG**

For Sale

639 Pembroke Street

Victoria, BC

Owner-Occupier Light Industrial Building in Downtown Victoria



MATT PETTINGER

Personal Real Estate Corporation

Senior Vice President

C 250 588 8035

matt.pettinger@avisonyoung.com

639

Pembroke St.

Victoria, BC

Salient Details

LEGAL DESCRIPTION

Lot 884, Victoria Land District
Property Identifier: 009-392-262

SITE AREA

7,200 SF

PROPERTY AREAS

1,760 SF Warehouse
1,489 SF Up/down modern office space
3,200 SF Yard/parking

ZONING

IAI -1 (Industry, Arts and Innovation Zone)

YEAR BUILT

1991

ENVIRONMENTAL

Phase 1 completed (2021)

PROPERTY TAXES

\$35,586 (2025)

POSSESSION

Vacant upon closing*

ASKING PRICE

\$2,325,000

Two Million, Three Hundred and Twenty-Five
Thousand Dollars

The Opportunity

Rare opportunity for an owner-occupier to acquire a high-profile industrial asset in downtown Victoria. Ideally situated on Pembroke Street between Douglas Street and Government Street, this freestanding building offers an exceptional opportunity for both investors and owner-occupiers. The 3,249 square-foot building features a functional warehouse on the main floor, complemented by modern office space across the main and second levels, providing a versatile layout for a variety of industrial and commercial uses.

Highlights

- Clean Phase 1 Environmental
- Modern and new office space with 3 – 4 offices, open workstations, boardroom and washrooms with shower
- 14' foot clear in warehouse
- Two 12' foot grade level loading doors
- Secure fenced gate
- On-site parking for 10 -12 parking stalls
- Two Phase 400 AMP Power
- Gas forced air heating in warehouse area and heat pump for office space with A/C

Zoning

The property is zoned IAI - 1, Industry, Arts and Innovation Zone. Permitted uses include (but not limited to):

- Assembly
- Brewery & Distillery
- Automotive Repair
- Light Industrial
- Office
- Retail trade
- Personal Service
- Veterinary Clinic

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Offering Process

Prospective purchasers are invited to submit offers to purchase through the listing agent for consideration by the Vendor. Offers will be considered on a first come, first serve basis. To receive access to the Avison Young virtual data room, please request a confidentiality agreement from the listing agent

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