

FOR SALE BY OWNER



1225 DOUGLAS STREET
VICTORIA, BC

A TROPHY INVESTMENT PROPERTY



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(604) 606-7016
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SCAN ME

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FOR SALE

1225 Douglas Street
Victoria, BC

OPPORTUNITY

- Located at the corner of Douglas Street and Yates Street in the heart of Victoria's downtown commercial core. Built on one of Victoria's prominent corners, featuring a wide variety of national, regional and local retailers.
- Single-tenant financial institution secured by The Bank of Montreal (BMO) on a carefree, fully net, lease with term remaining until 2027, plus options.
- Excellent street-front exposure with ~120 feet of frontage along Douglas Street (Trans-Canada Highway) and ~90 feet of frontage along Yates Street.
- Strong corporate covenant: The Bank of Montreal is Canada's fourth-largest bank by total assets.
- The property benefits from the daily influx of the working population driven by its proximity to financial institutions, government agencies and other private businesses located in the area.
- Downtown Victoria continues to experience significant residential developments in the form of medium and high-rise buildings, contributing to strong population growth and providing a more dense market catchment for retailers in the area.
- A two-storey Beaux-Arts building built in 1907 and is listed on the Canadian Register of Historic Places.
- A walk score of 95 with excellent access to numerous amenities, making it an ideal location for walking.

PROPERTY DETAILS

CIVIC ADDRESS:	1225 Douglas Street, Victoria	FRONTAGE:	120' on Douglas Street 90' on Yates Street
PID:	005-036-411	TENANT:	The Bank of Montreal (BMO)
SITE SIZE:	10,890 SF (0.25 Acres)	LEASE TERM:	Expires January 2027
TOTAL RENTABLE AREA:	25,133 SF total ground floor: 9,322 second floor: 9,118 basement: 6,693	RENEWAL OPTIONS:	Four (4) x Five (5) Year Renewal Options
YEAR BUILT:	1907	ZONING:	CA-23 zone (Yates Street Commercial District)
		PRICE:	Please contact owner

Note: The Owner has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.

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