

For Sale

1717 & 1719
Quadra Street



Freestanding Mixed-Use Building

3 Commercial / Retail Units

CBRE

For Sale

1717 & 1719 Quadra Street



Opportunity

CBRE Limited is pleased to present the sale for 1717 & 1719 Quadra Street, Victoria BC. This well-maintained retail / commercial building offers 4,329 sq. ft. of building area situated on 7,000 sq. ft. of land, centrally located, with excellent exposure and vehicle access. The building features two commercial / retail units fronting along Quadra Street, both with second floor office / retail space, a commercial / warehouse unit in the rear of the building and nine surface level parking stalls. Currently zoned C-1 Limited Commercial District, which allows for a variety of retail, office, and service-based businesses. The opportunity to purchase 1717 & 1719 Quadra Street offers investors, owner occupiers, and developers a great opportunity.

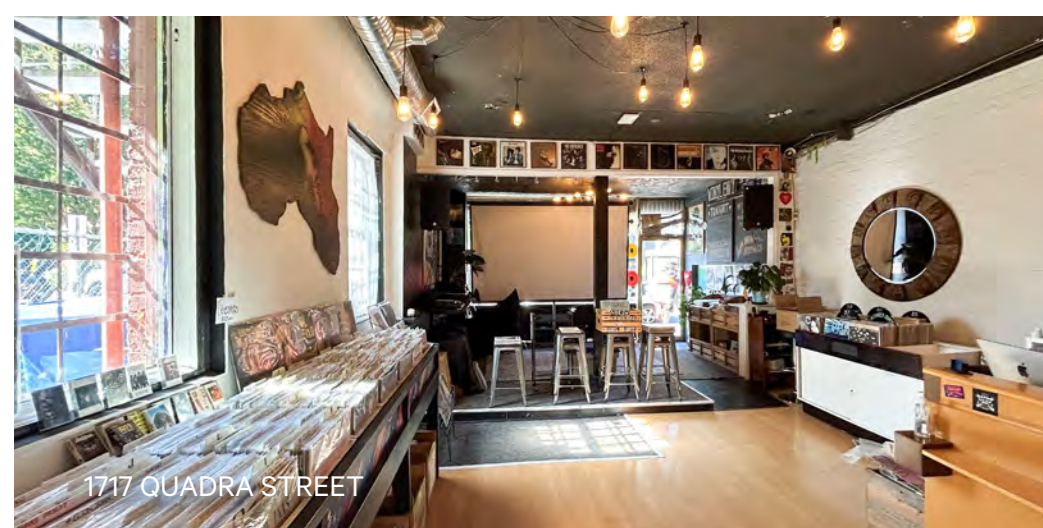
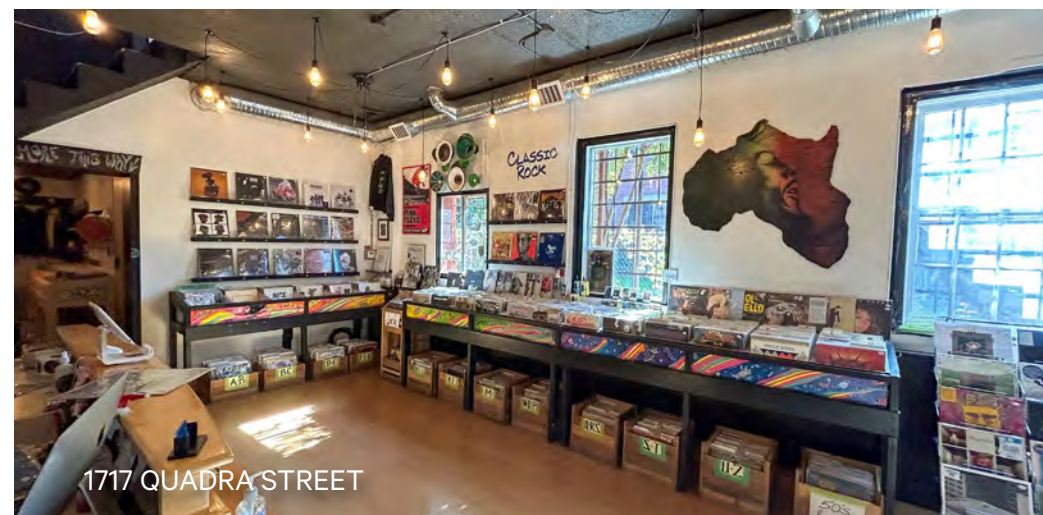
Details

ADDRESS	1717 & 1719 Quadra Street, Victoria BC
BUILDING SIZE	
1717 QUADRA	
GROUND FLOOR	972 SF
LOFT	700 SF
1719 QUADRA	
GROUND FLOOR	1,026 SF
LOFT	700 SF
WAREHOUSE	900 SF
SERVICE ROOM	31 SF
TOTAL SIZE	4,329 SF*
LAND SIZE	7,000 SF
PID	005-285-500
ZONING	C-1: Limited Commercial District

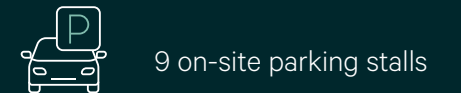
FINANCIAL DETAILS	
CURRENT NET INCOME	\$67,800.00/annum**
PROJECT NET INCOME	\$75,722.00/annum

*Buyer to confirm. Source B.C. Assessment

**Two of the current tenant's are month-to-month with the other on a 3-year term.



Property Features



9 on-site parking stalls



2 retail units



warehouse & loft area storage

Permitted Uses

Including but not limited to...

- Chartered banks
- Business offices
- Professional businesses
- Retail stores
- Restaurants
- Theatres
- Launderettes
- Clubs for social or recreational purposes
- Drycleaning
- Animal care & treatment

ASKING PRICE

\$1,600,000

Location

Located in the charming neighborhood of North Park, just outside the Downtown Core, this property is near several amenities, including Royal Athletic Park, Crystal Pool, and the Save-On-Foods Memorial Centre. It boasts excellent frontage along Quadra Street, with ample foot and vehicle traffic. Commuting is a breeze, as it's just a six-minute drive to the Inner Harbour, thirty minutes to Victoria's International Airport, and thirty-five minutes to the Swartz Bay Ferry Terminal.

Cafes + Restaurants

- 1 Momo Sushi
- 2 Szechuan Restaurant
- 3 Wildfire Bakery
- 4 Subway
- 5 Bold Butchery & Grill
- 6 McDonald's
- 7 Quesada Burritos & Tacos
- 8 Panago Pizza
- 9 Taco Justice
- 10 Mount Royal Bagel
- 11 Fern Cafe & Bakery
- 12 Fernwood Coffee Company

Shopping + Services

- 1 Mahihkan Tattoo
 - 2 Fernwood Vet Clinic
 - 3 The Downtown Garage
 - 4 Forbes Pharmacy Pandora
 - 5 Save-On-Foods
 - 6 Cook Street Castle
 - 7 The Fitness Academy
- ★ **Subject**
1717 & 1719 Quadra Street, Victoria, BC

The people - 1km radius



22,255

Population



13,426

Households



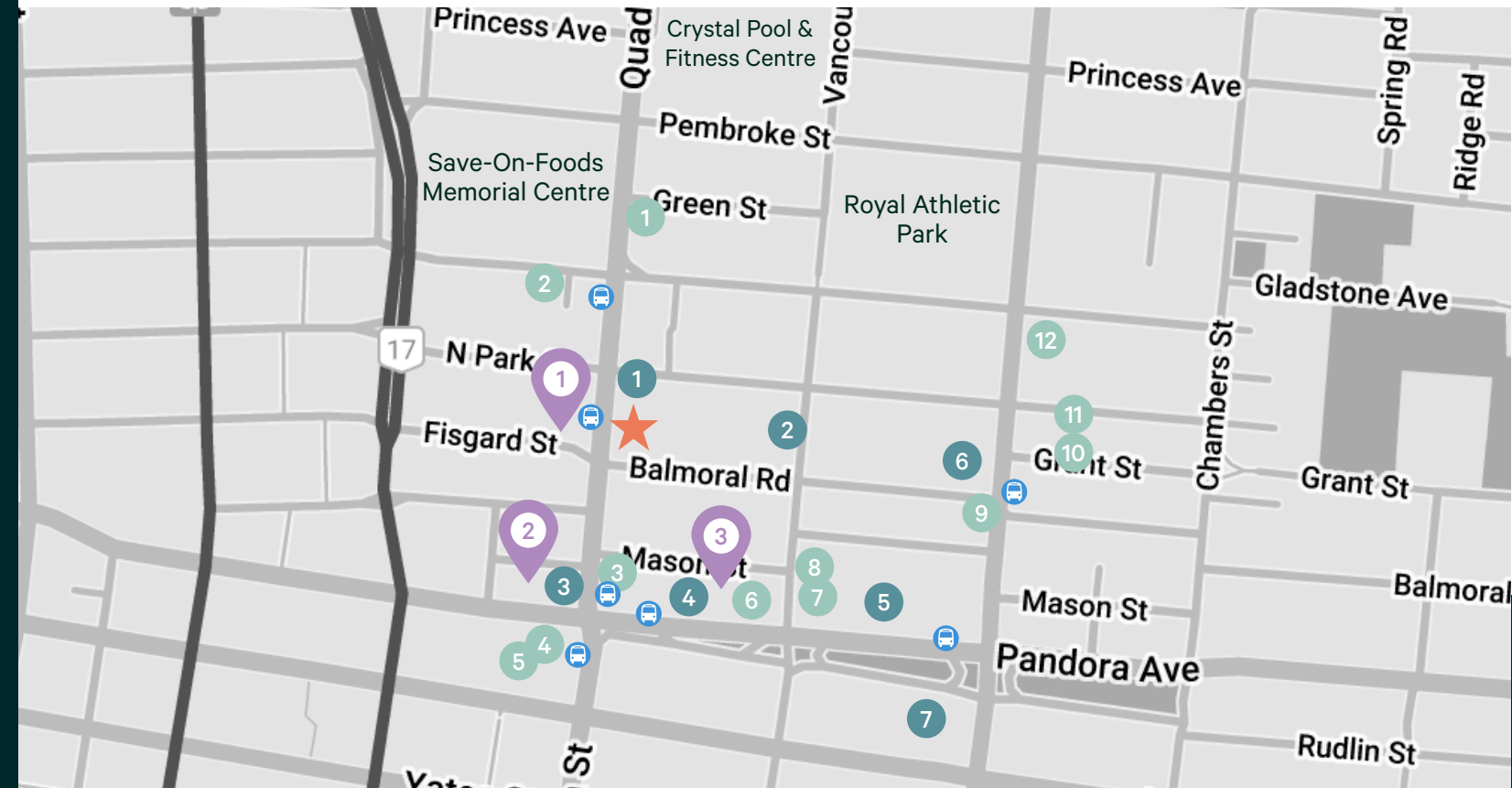
73.2%

Labour force participation



\$79,059

Avg. Household Income



98



WALKER'S PARADISE

Daily errands do not require a car.

92



EXCELLENT TRANSIT

Transit convenient for most trips.

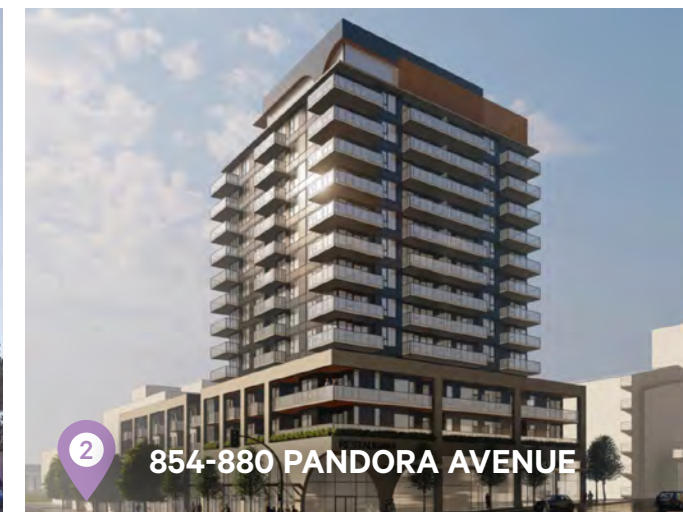
99



VERY BIKEABLE

Daily errands can be accomplished on a bike

SOURCE: WALKSCORE.COM



For Sale



ASKING PRICE | \$1,600,000

Listing Agent

Jeff Lougheed

Vice President
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CBRE

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