



Colliers



2622 DOUGLAS STREET, VICTORIA, BC

# Retail Space For Lease

Prominently located on Douglas Street

The opportunity exists to lease retail space that is zoned for the retail sale of cannabis, centrally located along Douglas Street, in Victoria's midtown area.

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# The Location

2622 DOUGLAS STREET offers easy access off Douglas Street, with onsite and surrounding parking, easy transit service and newly installed bike lanes. The property is located a five minute drive from downtown Victoria or the Uptown Shopping Centre.

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## SALIENT FACTS

### Area

1,490 SF

### Asking Net Rent

\$21.00 PSF

### Operating Costs & Taxes

\$7.25 PSF

### Zoning

C1-NC Zone

Uses include store front cannabis retail, professional businesses, retail, theater clubs, high tech and more.

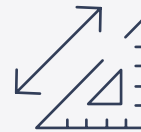
## BUILDING FEATURES



One washroom



One office



Large retail space with built-ins



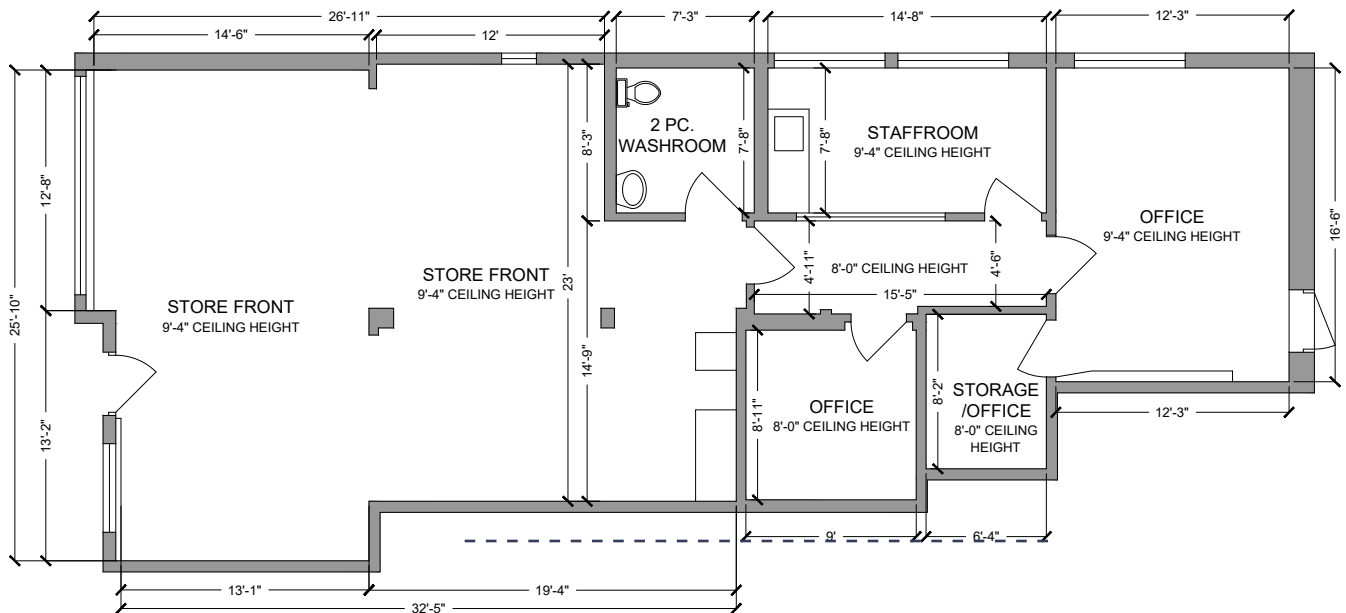
Storage room



Staff kitchen area



# Floor Plan



## TRANSPORTATION SCORE

91

BIKE SCORE

96

WALK SCORE

87

TRANSIT SCORE

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For more information,  
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