

FOR SALE

1225 DOUGLAS STREET VICTORIA, BC

Reimagine 25,133 SF of Office and Retail in a Rattenbury-Designed Heritage Landmark in Victoria's Core.





THE OPPORTUNITY

Prominently positioned at the intersection of Douglas and Yates Streets in the heart of Victoria, 1225 Douglas Street is a distinguished heritage landmark that reflects the city's early commercial ambition and architectural excellence.

Designed in 1907 by renowned architect Francis Rattenbury for the Merchants Bank of Canada, the building embodies the confidence and permanence of turn of the century financial institutions. Its stately proportions, finely detailed masonry, and classical composition convey both strength and elegance, hallmarks of Rattenbury's influential work across the city.

The property is currently tenanted by BMO which provides time and a rare opportunity to reimagine both office and retail spaces to meet modern standards while preserving its heritage appeal.

PROPERTY OVERVIEW

Address	1225 Douglas Street, Victoria, BC
PID	005-036-411
Gross Lot Area (BC Assessment)	10,808 SF
Heritage Designation	Registered
Gross Building Area	Lower Level: 6,693 SF Ground floor: 9,322 SF 2nd floor: 9,118 SF Total: 25,133 SF
Year Built	1907
Zoning	CBD-1 - Central Business District-1
OCP	Downtown Core
Property Taxes (2026)	\$262,437
Assessed Value (2026)	\$12,843,000
Net Operating Income (NOI)	To be provided after receipt of an executed Confidentiality Agreement (CA)
Asking Price	Contact Listing Agents

INVESTMENT HIGHLIGHTS



Iconic Downtown Victoria Landmark

Prominent heritage asset offering timeless character and strong street presence.



Prime Downtown Exposure

Positioned along Douglas Street with excellent visibility, connectivity, and consistent pedestrian traffic.



Flexible Repositioning Potential

Opportunity to modernize and reposition retail and office components to drive rental growth.



Standalone Class A Office Access

Dedicated entrance supports a standalone, high-quality office experience for professional tenants.



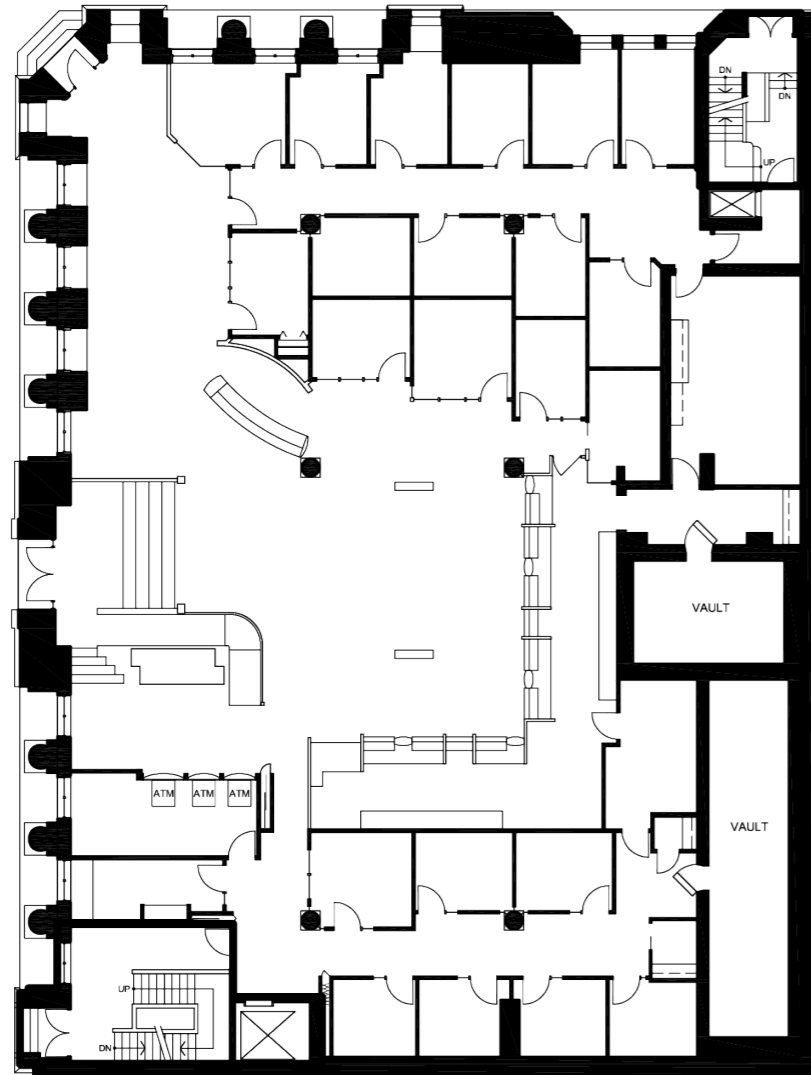
Revitalizing Urban Node

Located within a rapidly improving downtown corridor benefiting from ongoing investment and vibrancy.

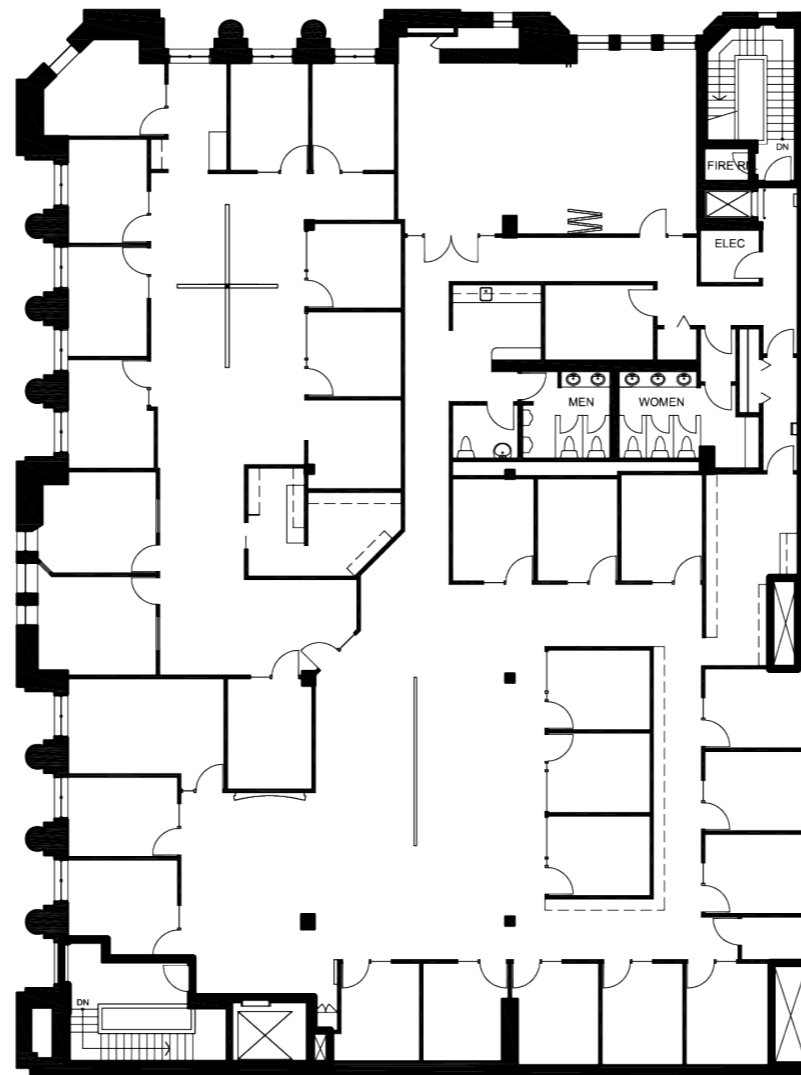
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A Historic Landmark in Downtown Victoria
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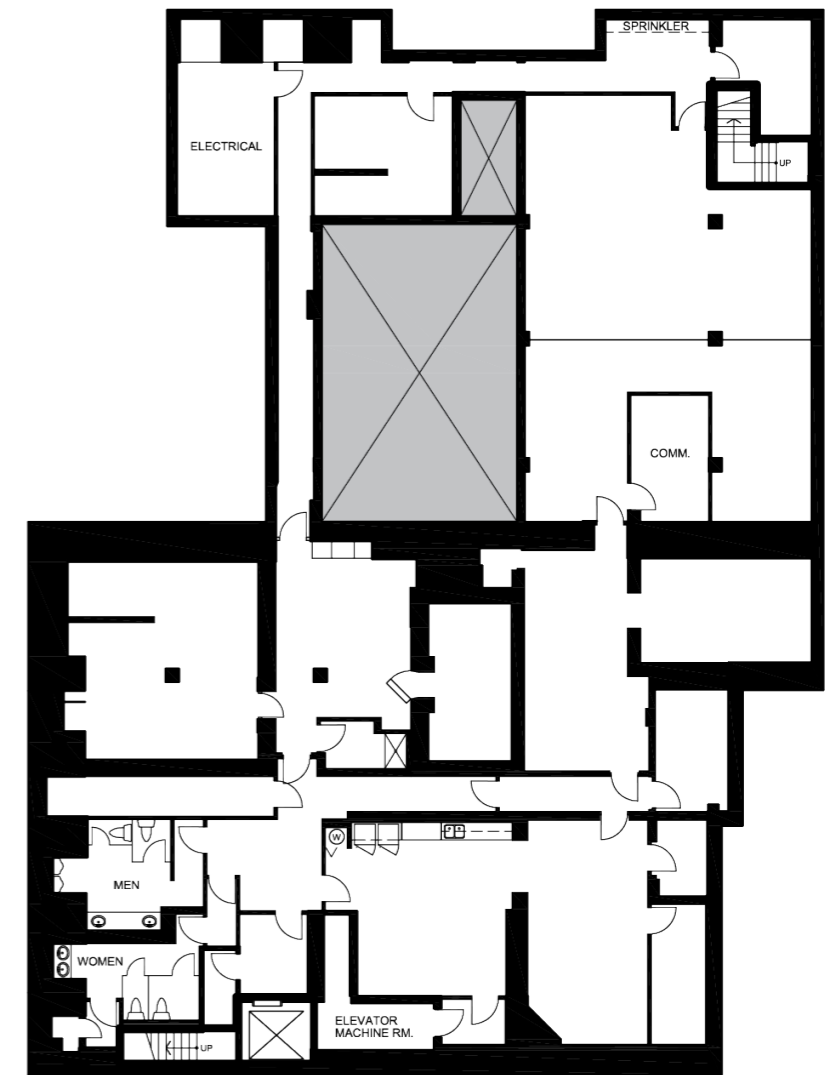
FLOORPLANS



GROUND



SECOND



LOWER LEVEL

AREA SUMMARY	
	FLOOR RENTABLE AREA
LOWER LEVEL	5,693 S.F.
GROUND	9,322 S.F.
SECOND	9,118 S.F.
TOTAL	25,133 S.F.

RENTABLE AREA CERTIFIED BY SPACE DATABASE INC. IN ACCORDANCE WITH THE STANDARD METHOD FOR MEASURING FLOOR AREA IN OFFICE BUILDINGS - ANSI / BOMA Z65.1 1980 - 1996

LOCATION OVERVIEW

Occupying a prime corner along Douglas Street, Victoria's principal commercial corridor, the building commands exceptional visibility and presence within the downtown core. As one of the city's most prominent and well-traveled streets, Douglas Street has long been central to Victoria's economic and civic life.

This strategic location, combined with the building's enduring heritage character, makes 1225 Douglas Street a landmark address that continues to bridge the city's historic prestige with its modern urban vitality.



AMENITIES

Shopping & Retail

1. Bay Centre
2. Market Square
3. London Drugs
4. Shoppers Drug Mart
5. Lululemon
6. Patagonia
7. Kit & Ace
8. MEC
9. Roots
10. Munroe's Books
11. Sport Chek
12. Valhalla Pure
13. Meat & Bread
14. Giant Victoria

Attractions & Landmarks

15. Inner Harbour
16. Victoria's Chinatown
17. Centennial Square
18. Royal BC Museum
19. The Maritime Museum of British Columbia
20. BC Legislature

Transportation

21. Harbour Air and Kenmore Air (Service to Vancouver and Seattle)
22. Victoria Harbour Ferry
23. The Victoria Clipper (Seattle)
24. Blackball Ferry Line (Port Angeles, WA)

Hotels

25. Fairmont Empress
26. Victoria Marriott Inner Harbour
27. The Parkside Hotel & Spa

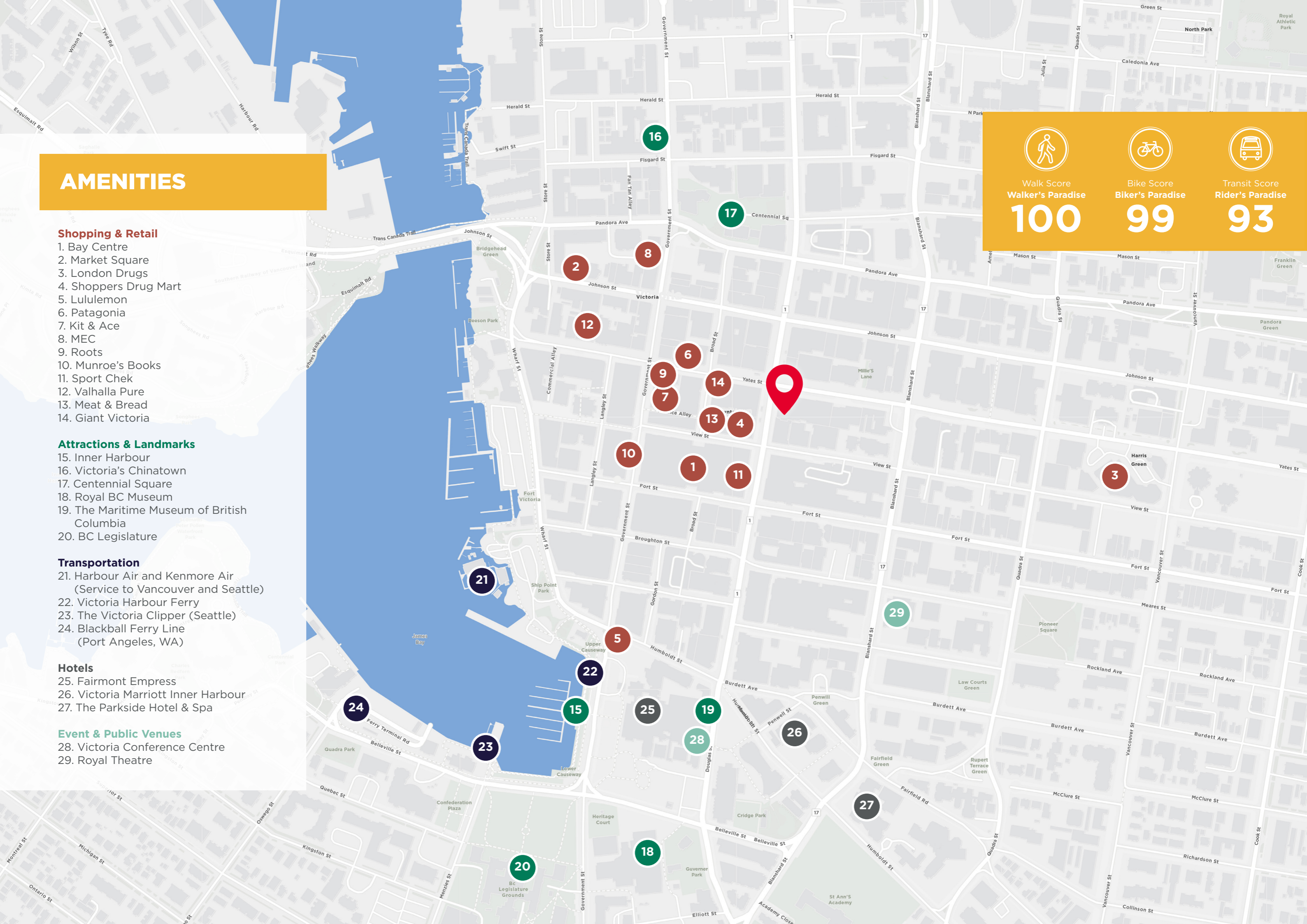
Event & Public Venues

28. Victoria Conference Centre
29. Royal Theatre

Walk Score
Walker's Paradise
100

Bike Score
Biker's Paradise
99

Transit Score
Rider's Paradise
93





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