



1610 & 1620 Cook Street, Victoria, B.C.

For Sale | Tenanted Strata Retail Investment Opportunity

Rare opportunity to acquire stabilized urban retail strata assets on the periphery of Downtown Victoria. These units are offered strictly as an investment, providing secure in-place tenancy and dedicated on-site parking within the Cook Commercial Residential District.

INVESTMENT HIGHLIGHTS



Scarce urban strata retail ownership opportunity



Stable in-place cash flow



High walkability and dense residential trade area



Dedicated parking allocations



Flexible CR-C zoning

1610 Cook Street

Established café tenancy benefiting from strong neighbourhood patronage and walkable urban demographics.

Civic Address

1610 Cook Street, Victoria, B.C.

Legal Description

STRATA LOT 1 SUBURBAN LOT 14 VICTORIA CITY STRATA PLAN VIS3610 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM

Unit Size

Ground Level: 807 SF

Basement/Lower: ±405 SF (not currently utilized)

Tenant

JOIE French Cafe

Lease Type

Fully Triple Net

Net Rent

\$29.41/SF

Monthly Rent

\$1,977.95

Parking

Two (2) designated stalls

Zoning

CR-C - Cook Commercial Residential District

PURCHASE PRICE

\$525,000 (\$433.17/SF)



UNIT HIGHLIGHTS

- Established neighbourhood café tenant
- Fully improved food-service buildout
- Potential storage utility below grade
- Strong pedestrian exposure
- Long-term retail usability

102 - 1620 Cook Street

Efficiently improved service-commercial premises with functional office and classroom layout supporting long-term tenancy stability.

Civic Address

102 - 1620 Cook Street, Victoria, B.C.

Legal Description

STRATA LOT 2 SUBURBAN LOT 14 VICTORIA CITY STRATA PLAN VIS3610 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Unit Size

Ground Level: 1,098 SF

Basement/Lower: 542 SF

Tenant

Joan Wallace Driving School

Lease Type

Fully Triple Net

Net Rent

\$19.60/SF

Monthly Rent

\$2,678.67

Parking

Four (4) designated stalls

Zoning

CR-C - Cook Commercial Residential District

PURCHASE PRICE

\$750,000 (\$457.32/SF)



UNIT HIGHLIGHTS

- Functional multi-level layout
- Long-standing service-commercial tenant
- Dedicated parking enhances tenant retention
- Flexible office/service-commercial configuration
- Income stability in urban node

Location Overview

Amenity-rich location situated on the periphery of downtown Victoria, offering convenient access to the city core while benefiting from a quieter, less congested setting.

Steps away from a wide range of retail and service offerings, grocery stores, and an abundance of parks and recreational facilities, providing an ideal balance of urban convenience and livability.

Demographics (3km radius)



123,257
TOTAL POPULATION



\$112,188
AVERAGE HH INCOME

97

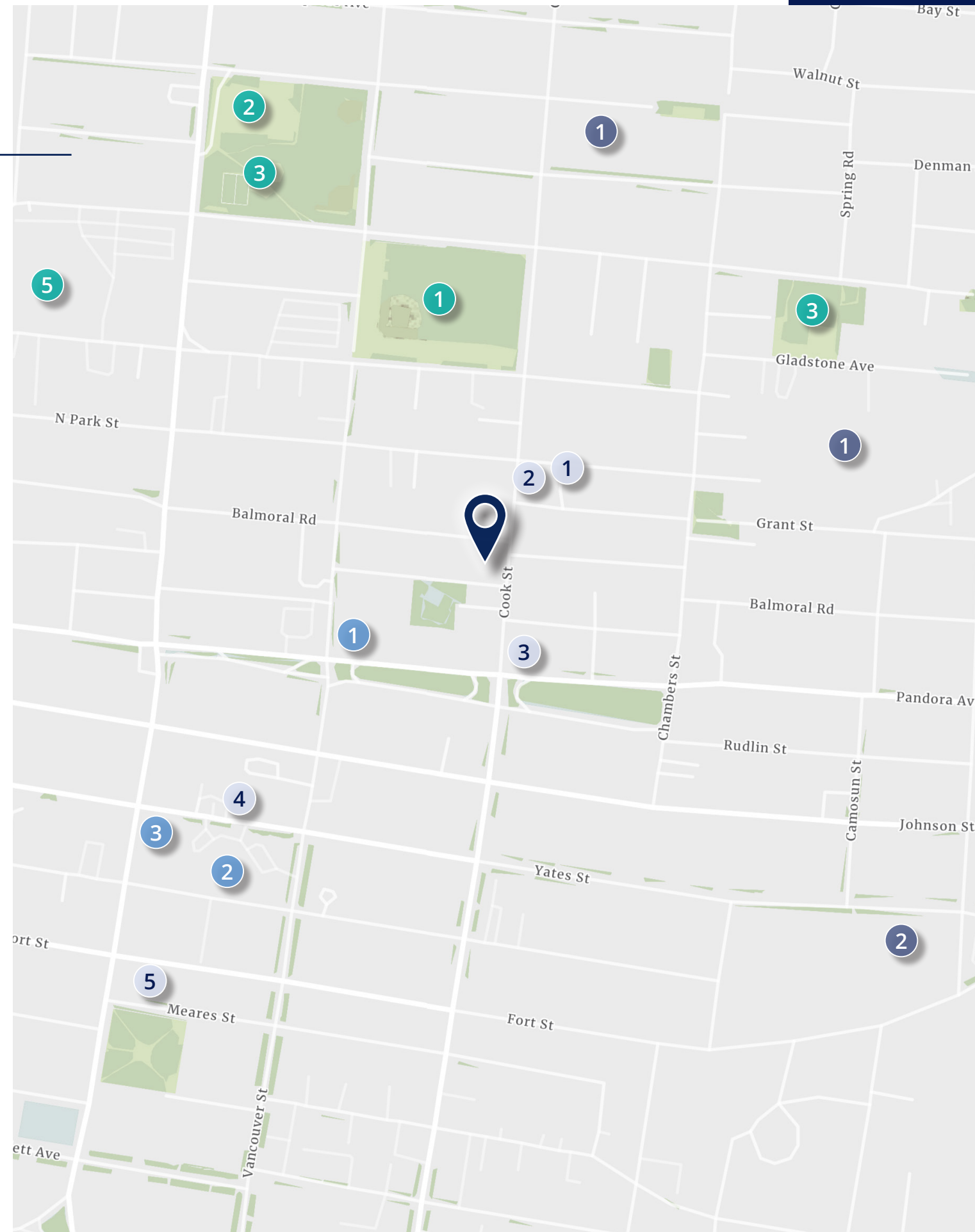
Walk Score
Walker's Paradise

89

Transit Score
Excellent Transit

100

Bike Score
Biker's Paradise



Nearby Amenities

RESTAURANTS & EATERIES

- 1 Fern Cafe & Bakery
- 2 Jones Bar-B-Que
- 3 Sun Wah Chinese Restaurant
- 4 Boomtown
- 5 Blue Fox Cafe

RETAIL & SHOPPING

- 1 Save-On-Foods
- 2 London Drugs
- 3 Market on Yates

PARKS & RECREATION

- 1 Royal Athletic Park
- 2 Crystal Pool & Fitness Centre
- 3 Central Park
- 4 William Stevenson Park
- 5 Save-On-Foods Memorial Centre

EDUCATION

- 1 Victoria High School
- 2 Central Middle School
- 3 George Jay Elementary School



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Offering Process

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the vendor. Please contact the listing agents for more information; or, for access to the virtual data room, please submit a Confidentiality Agreement and disclosure forms ("CA") to the listing agents.



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