

**AVISON  
YOUNG**

**For Sale**

**CRU 1 – 595 Pandora Ave  
Victoria, BC**



**2,414 sq. ft. Strata Retail Turn-Key Gym Opportunity**

Rare owner-occupier opportunity to purchase an improved strata retail unit built out as a fitness facility in the core of downtown Victoria's Old Town District

**Nathaniel Simpson**, Vice President  
250.382.3400  
nathaniel.simpson@avisonyoung.com

**James Murray\***, Vice President  
250.382.3400  
james.murray@avisonyoung.com  
*\*Personal Real Estate Corporation*

## Property Details

### MUNICIPAL ADDRESS

595 Pandora Ave, Victoria BC

### AVAILABLE UNIT

CRU1

### PID

030-102-430

### LEGAL DESCRIPTION

Strata Lot 1, Plan EPS3741, Victoria Land District, Lots 531, 532 & 533, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V

### YEAR BUILT

2017 (renovated 2022)

### AVAILABLE AREA

2,214 sq. ft.

### ZONING

OTD-1 Old Town District

### PARKING

1 dedicated stall

### ANNUAL PROPERTY TAXES (2023)

\$20,924

### MONTHLY STRATA FEES

\$1,272.40

### PRICE

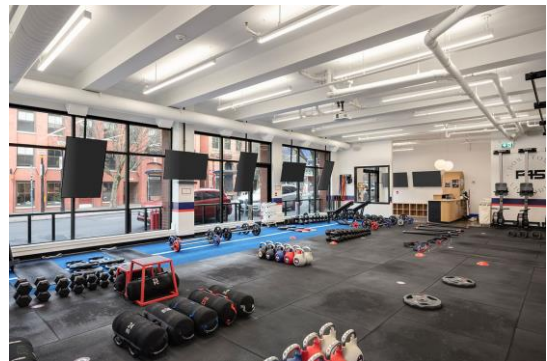
\$1,880,000

## Opportunity

Rare chance to purchase a street-level retail strata unit recently improved to an exemplary standard as a move-in-ready fitness facility. The subject property benefits from high ceilings, air conditioning throughout, floor-to-ceiling windows, washrooms, showers, and in-suite laundry capabilities. This is also the only commercial unit in the project with a dedicated parking stall. For those that are interested, the gym equipment and franchise opportunity are available and can also be negotiated

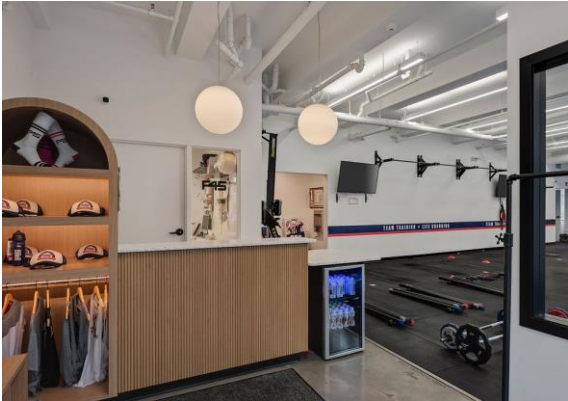
## Location

Situated within the Abacus, the subject property is located at the cultural hub of downtown Victoria, right between the Old Town District and Chinatown. Sharing the same block as both Market Square and Fan Tan Alley, the subject premises is well-positioned to benefit from ample foot traffic year-round from locals and tourists alike.



595 Pandora Ave  
CRU 1

The Abacus  
Victoria, BC





## Points of Interest

1. Market Square
2. Fan Tan Alley
3. The Janion (Nubo, Brays)
4. CRAFT Beer Market
5. End Dive, Toch Song Café, Jam Café
6. Centennial Square, City Hall
7. Trounce Alley (Bodega, Tapa Bar)
8. The Bay Centre
9. Fairmont Empress, BC Legislature
10. Bastion Square

## Contact us for more information

**Nathaniel Simpson**, Vice President  
250.382.3400  
nathaniel.simpson@avisonyoung.com

**James Murray\***, Vice President  
250.382.3400  
james.murray@avisonyoung.com  
*\*Personal Real Estate Corporation*

**AVISON  
YOUNG**

**BEST  
MANAGED  
COMPANIES**

Platinum  
member

888 View Street  
Victoria, BC V8W 1K2

[avisonyoung.ca](http://avisonyoung.ca)