

**AVISON
YOUNG**

For Sale

101 – 534 Pandora Ave
Victoria, BC



Unique Live-Work Opportunity with Retail Frontage

Rare opportunity to purchase a live work retail unit in a 2017 heritage restoration 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*

534 Pandora Ave
Unit 101

Lum Sam Building
Victoria, BC

Property Details

MUNICIPAL ADDRESS

534 Pandora Ave, Victoria BC

AVAILABLE UNIT

101

PID

030-102-430

LEGAL DESCRIPTION

STRATA LOT 20, PLAN EPS4059, DISTRICT LOT 437, VICTORIA LAND DISTRICT, 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

1884, restored in 2017

AVAILABLE AREA

625 (from BC Assessment)

ZONING

OTD-1 Old Town District

ANNUAL PROPERTY TAXES (2023)

Heritage TIP expires 2027

MONTHLY STRATA FEES

\$382.83

PRICE

\$749,000

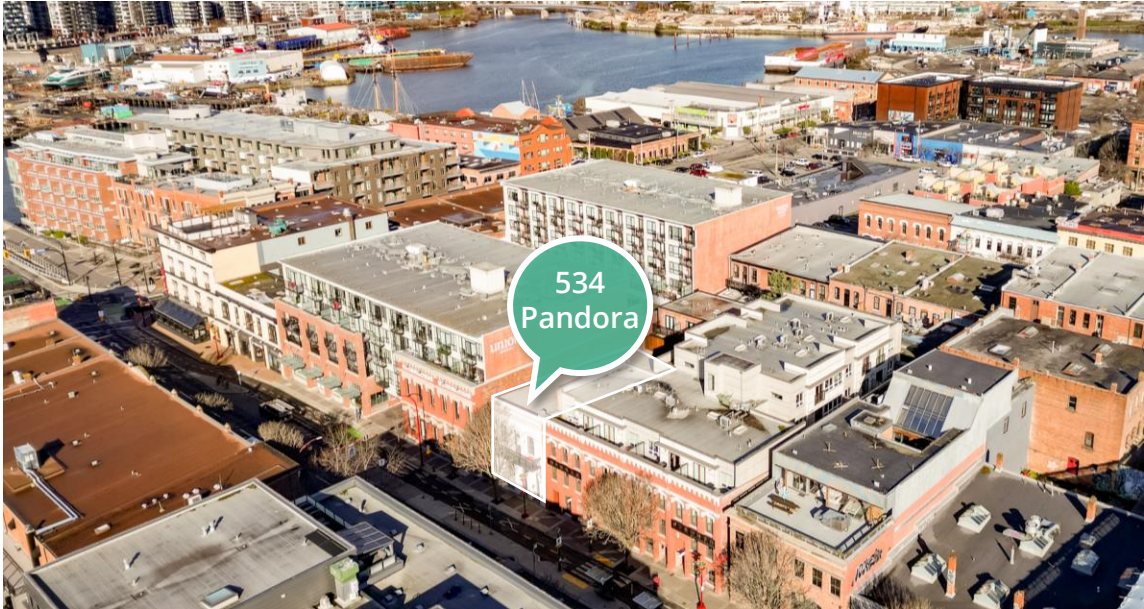
Opportunity

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. The Lum Sam Building is a two-storey, Late Victorian-era brick commercial structure. The building underwent an extensive restoration in 2017. The unit boasts polished concrete floors, modern finishes, high ceilings and large character windows.



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Points of Interest

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

Contact us for more information

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Platinum member

888 View Street
Victoria, BC V8W 1K2

avisonyoung.ca