

**AVISON
YOUNG**

For Sale

**1415-1419 Broad Street
Victoria, BC**

Downtown Victoria Heritage Property



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1415-1419 Broad St.

Victoria, BC

Salient Details

LEGAL DESCRIPTION

Lot 666, Victoria City
PID: 009-376-054

SITE AREA

7,200 square feet

BUILDING SIZE

Main: 4,178 sf
Second: 4,620 sf
Basement: 3,800 sf
Total: 12,598 sf

TENANT MIX

Victoria Multi-Cultural Society	4,620 sf	2nd Floor
Coastline Surf & Sport Ltd.	3,178 sf	Main/Basement
Broad Street Cycles Ltd.	4,800 sf	Main/Basement

PARKING

Surface parking for 6 vehicles

ZONING

OTD-1 – Old Town District
Max FSR of 3.0:1

ASSESSED VALUE

\$2,915,000.00 (2023)

PROPERTY TAXES

\$51,067.00 (2023)

PRICE

\$2,950,000

Two Million, Nine Hundred and Fifty Thousand Dollars



The Opportunity

The subject property is prominently situated on the east side of Broad Street between Pandora Avenue and Johnson Street. This portion of Broad Street extends from City Hall to the north and Bay Centre to the South. The street has been improved with angle parking, brick pavers and sidewalk improvements creating a welcoming atmosphere with excellent street appeal.

The building has two tenants on the retail level and one tenant on the 2nd floor. The basement is occupied by the two retail tenants for bike service and storage. Access to the basement is by way of a staircase in 1419 Broad Street and a rear access from the laneway accessible from Pandora Avenue.

Building Description

The improvements were constructed in 1909 by architect William Ridgeway Wilson for the Western Motor and Supply Company. The property was later purchased by the Royal Canadian Legion who occupied the building until 2001 when it was purchased by the current owners who completed the conversion to the multi tenant commercial building that exists today.

The main floor is occupied by two well established retail operators. The second floor is occupied by the Victoria Events Centre – a licensed events centre with a liquor capacity of 250 people.

Recent Improvements include:

- Roof replacement in 2021
- New heat pump for 1417 Broad St. in 2021
- New elevator for 1415 Broad St. in 2023

1415-1419 Broad St.

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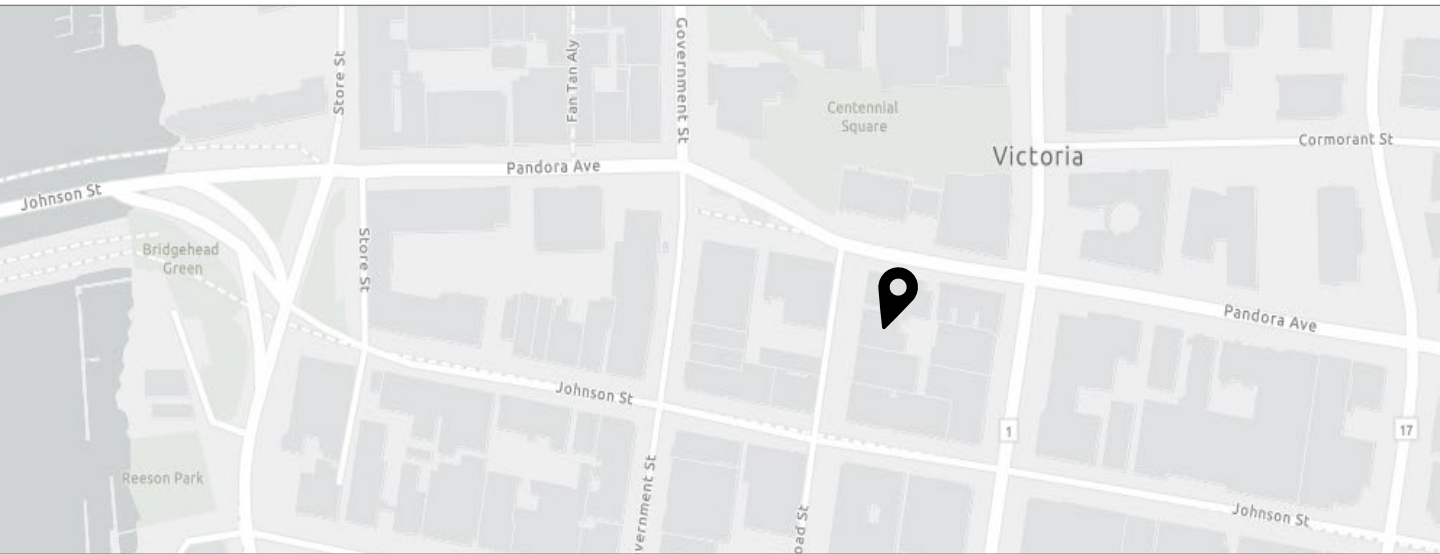
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Offering Process

Prospective purchasers are invited to submit offers to purchase through the listing agent for consideration by the Vendor. Offers will be considered on a first come, first serve basis. To receive access to the Avison Young virtual data room, please request a confidentiality agreement from the listing agents.

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