

**AVISON  
YOUNG**

**For Sale**

**1808 Cook Street, Victoria BC**



**Standalone office building in the North Park neighborhood of Victoria, BC.**

**Centrally located on Cook Street one block south of Victoria's Royal Athletic Park.**

**Dave Bornhold**  
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Senior Vice President, Managing Broker  
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## Property Summary

### MUNICIPAL ADDRESS

1808 Cook Street, Victoria BC

### LEGAL DESCRIPTION

PID: 009-325-654

LOT 26, Suburban Lot 13, Victoria City, Plan 26

### LOT SIZE

5,200 SF

### BUILDING SIZE

Main: 782 SF

Upper: 835 SF

Basement: 600 SF

Total: 2217 SF

### YEAR BUILT/UPDATED

Original: 1910

Renovated and updated 2000's

### PARKING

8 parking stalls on-site

### ELECTRICAL

100 amps

### HEATING

Electric Baseboard

### ZONING & LAND USE

CR-4 – Upper Cook Commercial Residential  
OCP – Large Urban Village (1.5:1 to 2.5:1 FSR)

### PURCHASE PRICE

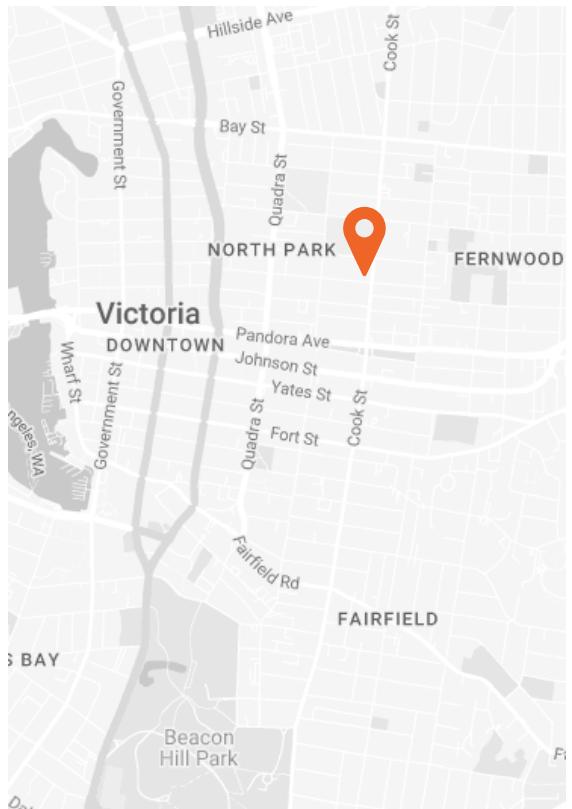
\$1,550,000

## Opportunity

Avison Young is pleased to bring to market this charming and completely renovated well-appointed single tenant office building in the North Park commercial node of Victoria. The property is a converted house that has been updated multiple times since its construction in the early 1900's.

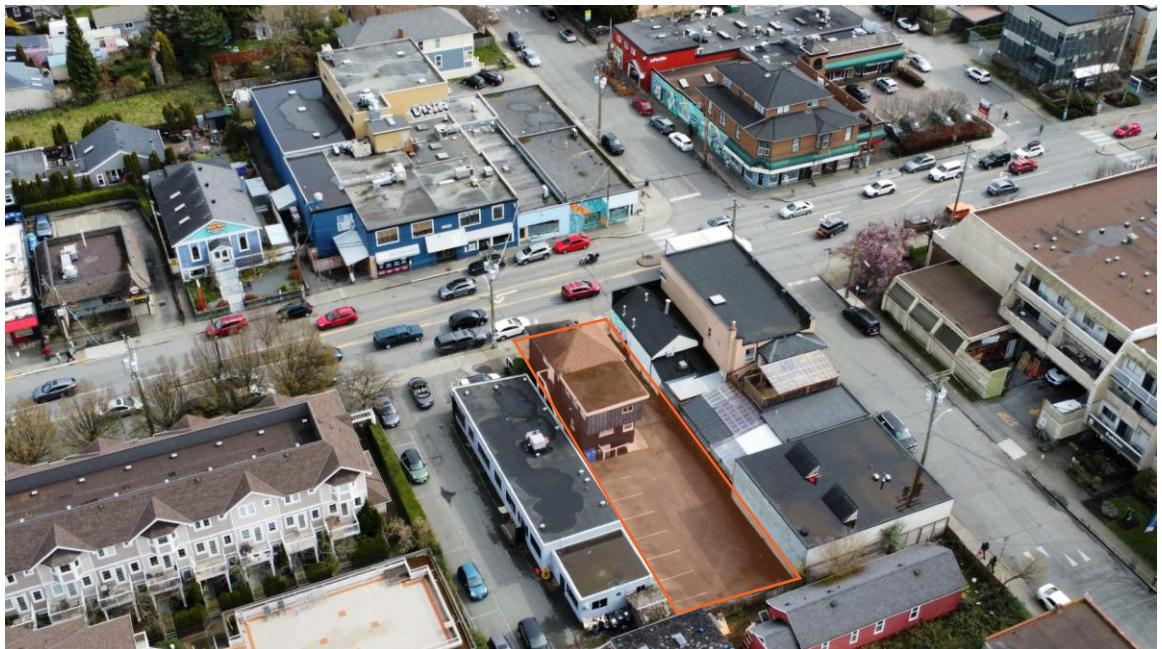
Nearby amenities are within walking distance and include Save on Foods grocery, Rexall pharmacy, Jones Barbeque, Patisserie Daniel, Westcore Fitness, Castle Building Supply, Fernwood Coffee, North Park Bikes, and a variety of restaurant offerings. The area is also experiencing major growth with new condominium, retail and rental projects.

The property is available for immediate possession.



**FOR SALE**

**1808 Cook Street, Victoria BC**



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