



Colliers

For Sale

Brand New Strata Office Unit with Excess Parking  
109 – 1105 Pandora Avenue | Victoria BC

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# Development Overview

The Wade is Harris Green's newest luxury mixed-use development. The concrete and steel project includes 102 condominium units and ground floor retail and office space. Tenants include Island Health, Cridge Family Pharmacy, Inner Harbour Optometry and Pallon & Associates CPA.

## Location Overview

The Subject Property is situated between Pandora Avenue and Johnson Street along Cook Street in Victoria's thriving Harris Green district. The surrounding area continues to redefine itself with significant growth and development. Within two city blocks of The Wade, there are thousands of residential units currently under construction or in the planning stages. In addition, the subject property boasts proximity to the Pandora Avenue and Fort Street bike lanes, as well as major transit routes entering and leaving the downtown core



Wheelchair  
Accessible



On-Site Bike  
Storage



Secured  
Underground  
Parking



Traffic Count  
**±10,000/day**



Transit Score  
**72**



Walk Score  
**96**



# Unit 109



## Zoning

Zoning: CA-1 – Pandora Avenue Special Commercial District

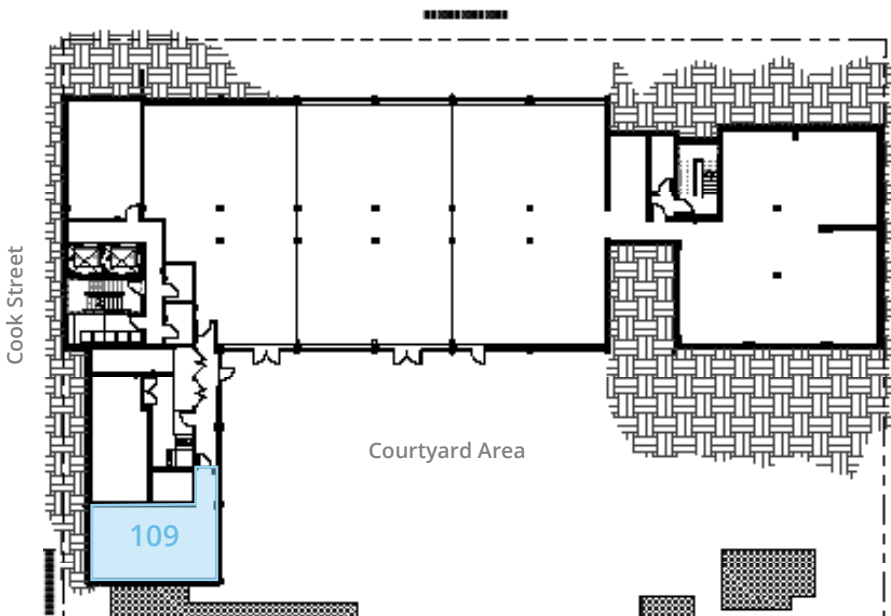
Permitted Uses:

- Business and professional offices
- Restaurants and coffee shops
- Stores and shops for retail sale of goods
- Personal services (barber, hairdresser, tailoring)
- Financial institutions

## Features

- New high quality mixed use development
- 10 surface parking stalls with an additional 19 underground stalls dedicated to the commercial units, plus two (2) hour street parking immediately in front of the north building

### Lower Level



### Condition of Premises

Unit will be delivered in a “Warm Shell” condition that includes:

- Smooth concrete floor
- Demising walls drywalled, taped and sanded, ready for paint
- Plumbing and electrical to the unit

<b>Area</b>	554 SF	<b>Description</b>	One large open room, access from the interior courtyard
<b>Asking Price</b>	\$575,000	<b>Monthly Strata Fee</b>	\$205.72 +GST
<b>Parking</b>	Nine (9) stalls	<b>Property Taxes (2023)</b>	\$3,946.77



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