

# For Lease

852 Fort Street

Victoria, BC



## Restaurant/Retail Space on Fabulous Fort

- ✓ Excellent location on Fabulous Fort Street, between Quadra and Blanshard
- ✓ Infrastructure for commercial kitchen already in place
- ✓ High-profile signage along busy traffic corridor
- ✓ Proximity to numerous successful businesses
- ✓ Zoning allows for wide variety of commercial uses

### Contact Us

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YOUNG**

AV Victoria Realty Ltd.



# 852 Fort Street Victoria, BC

## SIZE

2,669 SF

## AVAILABLE

Immediately

## NET RENT

\$25.00 PSF

## ADDITIONAL RENT

\$19.91 PSF (2022 est.)\*

*\*Utilities included!*

## PARKING

Two secure stalls on-site available  
at market rates

## ZONING

CBD-1 Central Business District

Permitted uses include:

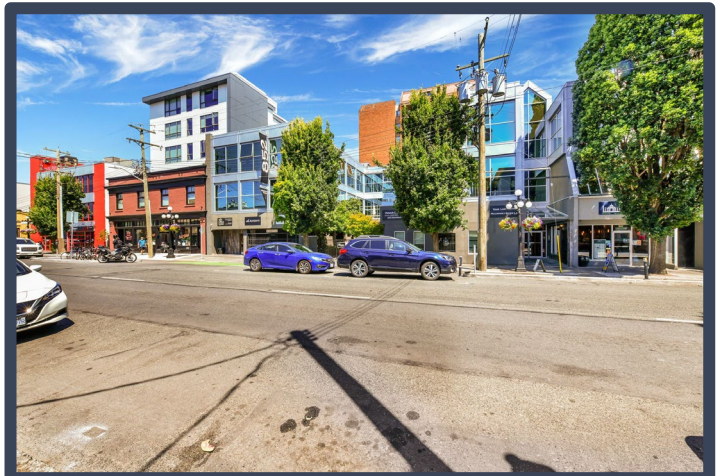
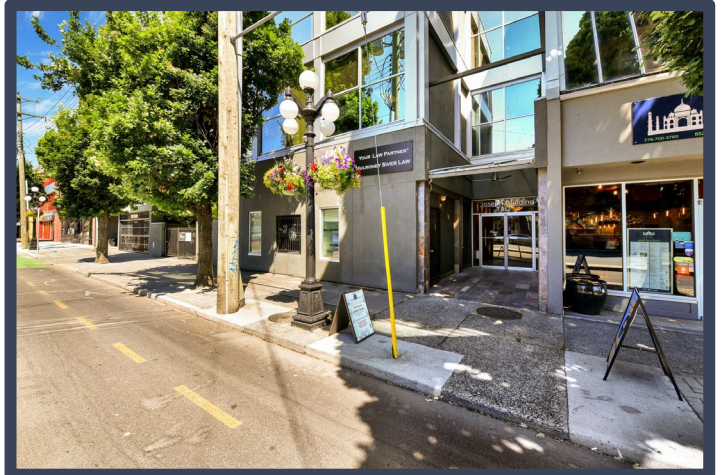
- ✓ Food & Beverage Service
- ✓ Drinking Establishment
- ✓ Assembly
- ✓ Personal Service
- ✓ Retail Trade
- ✓ Financial Service
- ✓ Studio
- ✓ Office
- ✓ and more!

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## The Opportunity

Rare opportunity to occupy restaurant/retail space on Fabulous Fort Street. The subject space is ideally situated in an area experiencing rapid development, with thousands of residential units under construction or in the planning stages nearby.



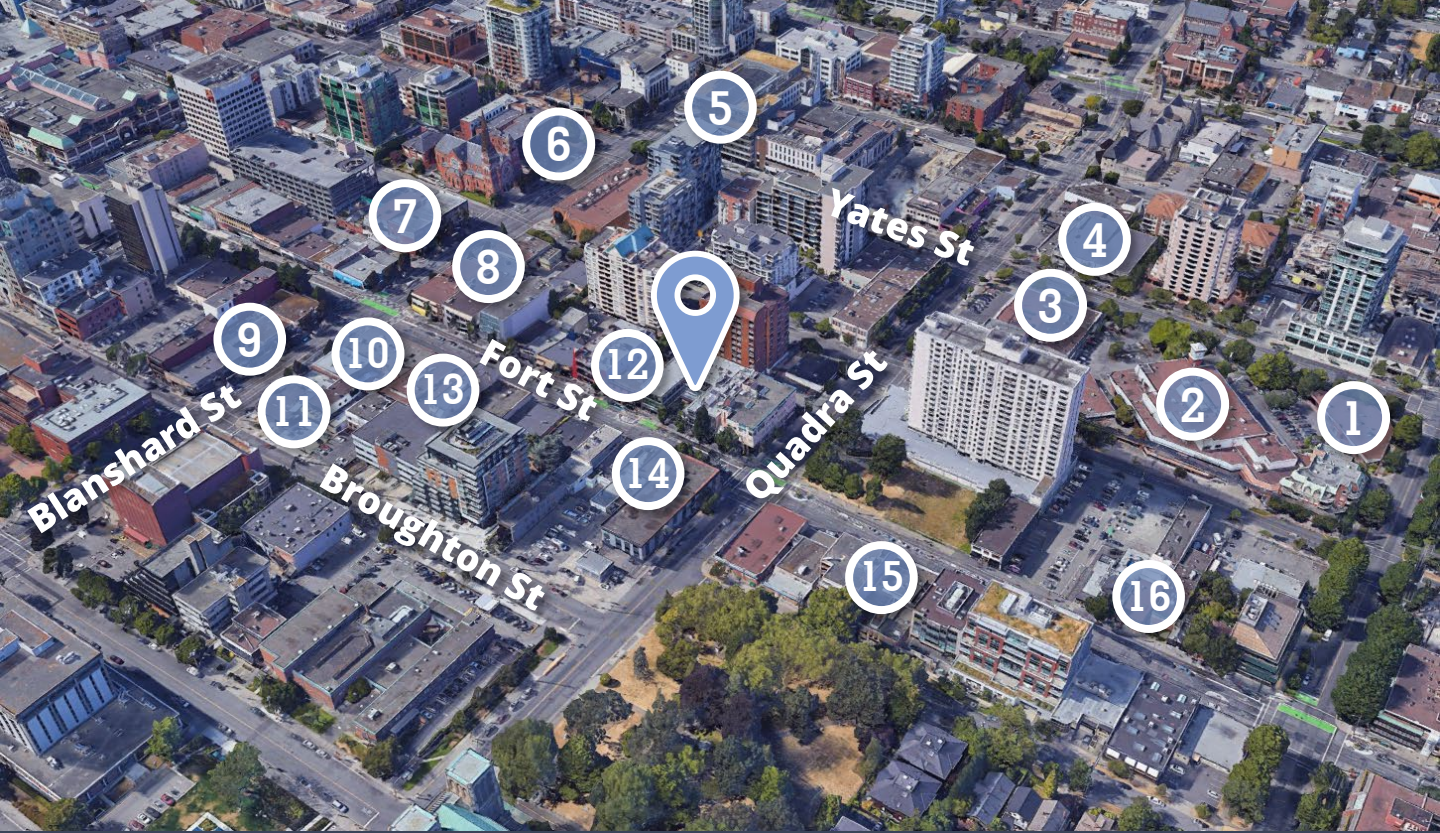
# Floor Plan

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## Neighbourhood Amenities



- |   |   |
|---|---|
| 1. Bin 4 Burger Lounge, Yates Espresso Bar  | 9. Aegean Café, L'Apero Bistro, Clarke & Co |
| 2. London Drugs, COBS Bread, Rich Rags      | 10. Starbucks, Be Love, La Taquiza          |
| 3. The Market on Yates                      | 11. Discovery Coffee, Superflux, Yalla      |
| 4. 7-Eleven                                 | 12. Belle General Store                     |
| 5. Habit Coffee, Superbaba                  | 13. Chorizo & Co, Fishhook                  |
| 6. Foo Asian Street Food, Yates St Taphouse | 14. Sookjai Thai                            |
| 7. Italian Food Imports, Sarpino's Pizza    | 15. Blue Fox Café, Pho Wisdom               |
| 8. Baan Thai Wok & Bar, Shiki Sushi, Subway | 16. Sen Zushi                               |

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