

# For Lease

777 Courtney Street  
Victoria, BC

777  
COURTNEY



**FURTHER PRICE REDUCTION!**



Improved Multi-Level Licensed Pub/Restaurant Space with Patio in  
Downtown Victoria's Vibrant Hotel District, Situated within the Quality Inn

**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*

**AVISON  
YOUNG**

# For Lease

777 Courtney Street  
Victoria, BC

## Details

### RENTABLE AREAS

Main Level – 2,974 SF

Upper Level – 1,876 SF

**Total – 4,850 SF**

### GROSS RENT

~~\$13,000~~ \$11,500 per month

*All utilities included!*

### AVAILABLE

Immediately

### CAPACITY & LICENSING\*

Liquor Primary (Main Level) – 104 seats

Food Primary (Upper Level) – 56 seats

Food Primary (Courtyard Patio) – 52 seats

*\*Be advised that the Landlord is the license-holder, and any Tenant would be a third-party operator, subject to relevant approvals*

### ZONING

CBD-1 Central Business District

### EASE OF ACCESS ([LINK HERE!](#))

Walk Score – **99** (Walker's Paradise)

Transit Score – **93** (Rider's Paradise)

Bike Score – **89** (Biker's Paradise)

### NEARBY BUSINESSES

Clive's Classic Lounge, Vista 18, Bartholomew's Pub, Humboldt Bar, Browns Socialhouse, The Sticky Wicket, Q at the Empress, 10 Acres, The Courtney Room, Cactus Club, Hank's, Nowhere, Tourist Wine Bar, Discovery Coffee, Starbucks, Be Love, Yalla, Superflux Cabana, Café Fantastico, The Old Spaghetti Factory, Ithika Greek, Cora, and more!

## Opportunity

Rare chance to lease improved pub/restaurant space in downtown Victoria's Hotel District. The subject premises is actively licensed under both liquor-primary and food-primary liquor licenses, with capacity for seating spread through the main level, upper level, and courtyard patio. The premises benefits from its iconic frontage, existing kitchen/bar equipment, ideal location, and ease of access.

## Location

The subject premises is located within the south-east segment of downtown Victoria, known as the Hotel District. The Hotel District is characterized by its cleanliness, proximity to Old Town and the Central Business District, and of course is home to the largest concentration of hotels within Greater Victoria. The Hotel District is home to some of Victoria's longest-standing bars and restaurants.

Main Level



Upper Level





# For Lease

777 Courtney Street  
Victoria, BC







## Points of Interest

1. Provincial Court of BC
2. Greater Victoria Public Library
3. Fairmont Empress Hotel
4. Royal BC Museum
5. BC Legislature
6. Harbour Air Seaplane Terminal
7. The Bay Centre
8. The Royal Theatre
9. Christ Church Cathedral
10. Beacon Hill Park

## Contact us for more information

**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*

**AVISON  
YOUNG**



Platinum  
member

888 View Street  
Victoria, BC V8W 1K2

[avisonyoung.ca](https://avisonyoung.ca)