



FOR SALE

153

MENZIES STREET
VICTORIA

CONTACT

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The Opportunity

This offering presents a rare opportunity to acquire a landmark property that has served as the cornerstone of the James Bay commercial district for over a century. Fully leased, the building comprises a balanced mix of four one-bedroom residential suites and four commercial units, contributing to the area's dynamic urban fabric.

The commercial tenancies feature a curated selection of boutique retailers and service providers, each well-established and integral to the local community. Long-term tenancies with successful businesses provide income stability and minimized vacancy risk.

Two of the residential suites have been recently renovated, enhancing rental appeal and value. One remaining unit offers clear rental upside through future upgrades and repositioning. This combination of stable cash flow, value-add opportunity, and irreplaceable location makes 153 Menzies Street a compelling long-term investment in one of Victoria's most desirable neighbourhoods.



Salient Facts

Civic Address

153 Menzies Street, Victoria, BC

Legal Description

Lot 21, Beckley Farm, Victoria City, Plan 753 (PID 004-376-951)

Site Area

±6,600 SF or 0.15 Acres (According to BC Assessment Authority)

Net Rentable Area

Commercial	5,186 SF (Per lease agreements)
Residential	2,552 SF (Average unit size - 638 SF)
Total	7,738 SF

Zoning

Limited Commercial District (C-1)

Heritage Status

Property is not “Dedicated” or “Registered” as heritage on the City of Victoria’s Heritage Registry

Assessed Value (2025)

Land	\$1,385,000
Improvements	\$1,976,000
Total	\$3,361,000

Building Description

The main floor comprises four well-appointed commercial units, all secured under fully net leases, providing stable income. The second floor features four spacious one-bedroom residential suites, each with high ceilings, large bay windows, and period detailing that exudes heritage charm. Each unit is individually metered for hydro and equipped with separate hot water tanks, offering operational efficiency and tenant convenience.

This blend of architectural significance, functional design, and modern utility makes the building a rare and valuable asset in James Bay’s urban village.



Originally constructed in 1912, this distinguished property was designed by renowned British Columbia architect Thomas Hooper, celebrated for his contributions to Victoria’s architectural heritage through numerous iconic buildings. The building reflects timeless character and craftsmanship, anchoring its place as a historic focal point within the James Bay community.

Commercial Tenants

Fine Floral Designs

Award winning floral boutique offering locally and internationally grown products, with professional designers producing innovative, hand crafted, floral designs for any occasion

RX Eyewear

Custom eyeglass shop locally owned and operated for over 20 years, with a focus on providing the best quality and value for their customers

Piggy & Paisley Tea Room

Destination for an afternoon tea experience offering a curated selection of premium teas from around the globe. Also features locally-sourced coffee and a variety of delicious pastries

Focus on Dental Hygiene

Dental hygienist clinic offering oral health assessments, teeth cleaning services and tooth whitening



Unit 159

Fine Floral Designs

Unit Size
1,941 SF

Unit 147

RX Eyewear

Unit Size
624 SF

Unit 143/145

Piggy & Paisley Tea Room

Unit Size
1,680 SF

Unit 141

Focus on Dental Hygiene

Unit Size
941 SF

Residential Unit 1 (FULLY IMPROVED)





Location Highlights

Strategically situated in the heart of James Bay, one of Victoria’s most established and vibrant urban villages, 153 Menzies Street offers exceptional visibility and connectivity. Positioned at the prominent five-way intersection of Menzies and Simcoe Streets, the property benefits from high volumes of both vehicular and pedestrian traffic, ensuring unparalleled exposure.

This prime location places the property just 1.5 km from Victoria’s Central Business District, three blocks from the scenic Dallas Road waterfront, and steps away from a full range of amenities including shops, restaurants, and services. Its proximity to key destinations and transit routes makes it an ideal site for long-term investment, combining urban convenience with Victoria heritage charm.

153 MENZIES STREET

- 1 Thirfty Foods
- 2 Pharmasave
- 3 The Bent Mast Restaurant
- 4 BC Liquor Store
- 5 Irving Park
- 6 Red Barn Market
- 7 Victoria Inner Harbour
- 8 BC Legislature Building
- 9 Fairmont Empress Hotel



92
Walk Score



78
Bike Score



81
Transit Score

PURCHASE PRICE

\$3,900,000 (*Cap Rate – 5.00%*)

Offering Process

Prospective purchasers are invited to submit offers to purchase the property through Colliers for consideration by the vendor on a first-come, first-serve basis. To receive access to Colliers virtual data room, please submit a completed confidentiality agreement and disclosure documents to Grant Evans.



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