



For Sale Or Lease

Exceptionally located free-standing building
in Victoria's Old Town District

1630 STORE STREET, VICTORIA, BC

Jaideep Pannu

Personal Real Estate Corporation

Associate Vice President

+1 250 414 8445

jaideep.pannu@colliers.com

MOE'S home collection

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home collection

Come Say
Hello!

1630
living

MOE'S
home collection



The Opportunity

Colliers is pleased to offer a unique opportunity to own or lease a free-standing building in Victoria's highly desirable Old Town District — the vibrant heart of the Inner Harbour and downtown shopping core. This exceptional property includes a fully finished residential suite on the second level, providing a rare live-work opportunity.

Ideally situated at the corner of Store and Fisgard Streets, this location combines historic character with modern convenience. Surrounded by a dynamic mix of businesses, waterfront restaurants, cafés, and new residential developments in both Downtown Victoria and Vic West, the area is fully walkable and teeming with urban energy.

HIGHLIGHTS



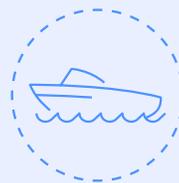
**Fully built out
free-standing building**



**Waterfront property
with stunning views**



**Outdoor private
patio space**



**Private inner
harbour access**



**Live-work opportunity with
a ± 1,150 SF second level
suite featuring a kitchen
and two-piece washroom**



**Convenient downtown
location within
walking distance to an
abundance of amenities**

Salient Facts

Civic Address	1630 Store Street, Victoria, BC
Legal Descriptions	Parcel A (DD 83205I) of Lot 126, Victoria City, PID: 009-364-978
Land Area	± 7,500 SF
Building Area	± 10,294 SF
Taxes (2024)	\$60,258
Foundation	Reinforced concrete footings, perimeter walls and slab
Framing	Wood, brick and concrete block construction with updated steel beam supports
HVAC	New 8.5-ton roof top unit installed (2024)
Electrical	800 AMP main panel plus multiple sub panels
Washrooms	Total of five between two floors
Services	All municipal services available

Zoning | Old Town District - 1

Permitted uses include, but are not limited to:

- Assembly
- Assisted living facility
- Brew pub
- Care facility
- Civic facility
- Cultural facility
- Drinking Establishment
- Equipment rental
- Financial service
- Food & beverage services
- Home occupation
- Hotel
- Office
- Personal service
- Residential
- Residential lock-off unit
- Retail liquor store
- Small scale commercial
- Urban agriculture
- Studio
- Utility

2ND FLOOR

\$20.00 psf

ASKING RATE

\$9.00 psf

ADDITIONAL RENT

Contact Listing Agent

PURCHASE PRICE





Bay Street Bridge

Johnson Street Bridge

Walking distance to:

Harbour Air – 10 min

Vic West – 10 min

Save-On-Foods Memorial Centre – 13 min

Fairmont Empress Hotel – 13 min

BC Legislative Assembly – 17 min

Coho & Clipper Ferries – 18 min

Shopping

1	Paper Box Arcade	5	Fan Tan Alley
2	Market Square	6	Chinatown
3	Arc'teryx	7	Uptown Shopping Centre
4	MEC	8	Mayfair Shopping Centre

Food & Entertainment

1	Nubo Kitchen + Bar
2	Swan's Pub
3	Phillip's Brewing
4	McPherson Playhouse



7

8

3

5

6

4

4

3

Government Street

Johnson Street



Colliers



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