

FOR SALE



751-753 VIEW STREET VICTORIA, BC



PRIME OWNER-USER OR REPOSITIONING OPPORTUNITY WITH HOLDING INCOME

- ▶ Owner-user opportunity
- ▶ Developer/ investor opportunity with holding income
- ▶ 1 food primary, 3 liquor primary licenses (total: 630 seats)
- ▶ Seismically upgraded building
- ▶ Fully improved with show stages, kitchen & bar facilities
- ▶ Zoned for a wide range of uses
- ▶ Steps from the View Street Parkade and multiple transit routes

751-753 VIEW STREET

PROPERTY DETAILS

- **ADDRESS**
751-753 View Street, Victoria, BC
- **PID**
003-875-482
- **LEGAL DESCRIPTION**
Lot 38 Land District 57
- **SITE SIZE**
7,200 SF
- **YEAR BUILT**
Original: 1920
Substantially Rebuilt: 2001
- **FLOORS**
Two Floors + Mezzanine
- **GROSS FLOOR AREA**
- | | |
|--------------|------------------|
| Main Floor | 7,200 SF |
| Second Floor | 6,600 SF |
| Mezzanine | 1,200 SF |
| Total | 15,000 SF |
- **RENTABLE AREA**
- | | |
|---|------------------|
| View Street Social | 2,400 SF |
| Hermann's Jazz Club | 4,800 SF |
| Hermann's Upstairs Music Venue (Vacant) | 6,624 SF |
| Total | 13,824 SF |
- **BASIC CONSTRUCTION**
Concrete block with wood frame and steel seismic bracing
- **ROOF**
Torch on membrane with some asphalt shingle
- **HEATING/ AIR CONDITIONING**
HVAC throughout

PRICE: \$4,500,000



THE OPPORTUNITY

CBRE is pleased to present an exceptional property in the Downtown core which would appeal to both an owner-occupier or to an investor/ developer. Originally built in 1920 and home to Hermann's the oldest Jazz club in Canada, the building was substantially reconstructed in 2001 and included upgrades to the roof, plumbing, electrical, HVAC and seismic upgrading. The current zoning allows for a wide variety of uses and the building is fully improved with multiple entertaining areas and kitchen facilities. The building also includes several liquor and food primary licenses with a total capacity of 630 seats.

ZONING

CBD-1: Central Business District-1
Uses permitted but not limited to:

- Assembly
- Assisted Living Facility
- Brew Pub
- Care Facility
- Civic Facility
- Cultural Facility
- Drinking Establishment
- Equipment Rental
- Financial Service
- Food and Beverage Service
- Home Occupation
- Hotel
- Office
- Personal Service
- Residential
- Residential Lock-off Unit
- Retail Liquor Store
- Retail Trade
- Small-scale Commercial
- Urban Agriculture
- Studio
- Utility

DENSITY

Current Zoning: 3:1 (CBD-1)
OCP Designation: Up to 6:1 (Core Business)

MAXIMUM BUILDING HEIGHT

43 m

LICENSES

Ground Floor - Jazz Club: 150 seats - food primary
Ground Floor - Pub: 80 seats - liquor primary
2nd Floor - 340 seats - liquor primary
Mezzanine - 60 seats - liquor primary

FLOOR PLANS

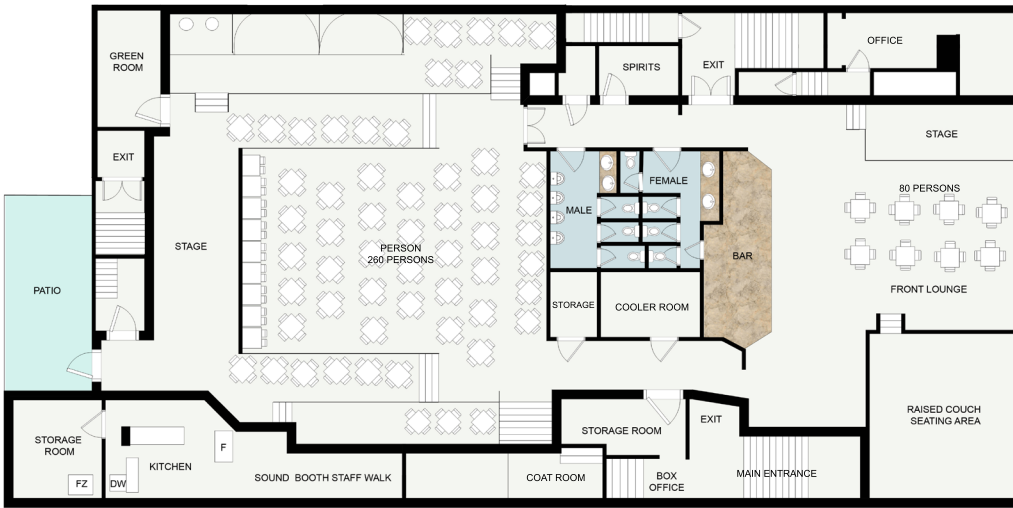
150 Seats

Main Floor



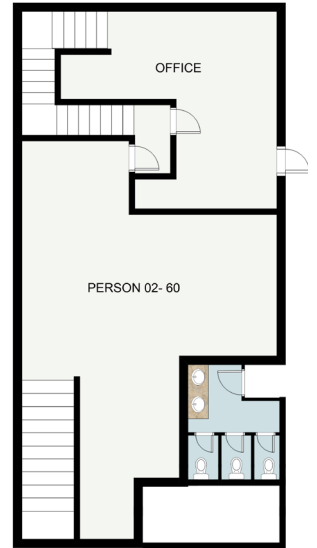
Second Floor

340 Seats

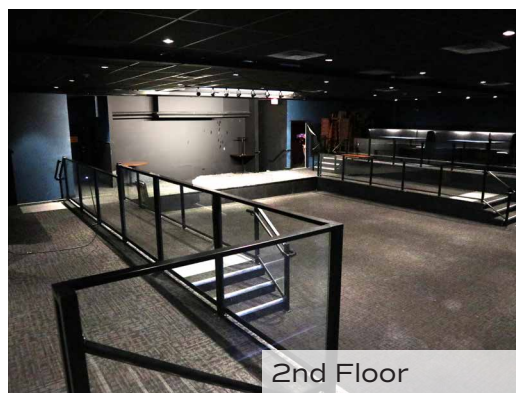
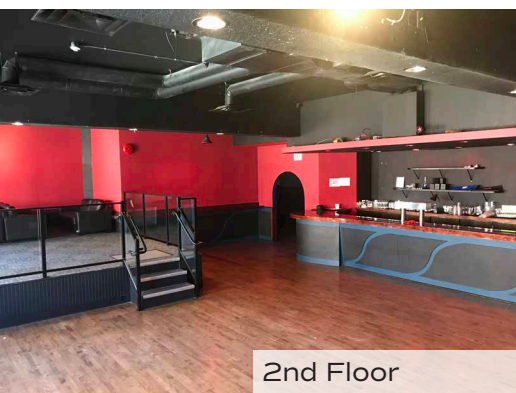
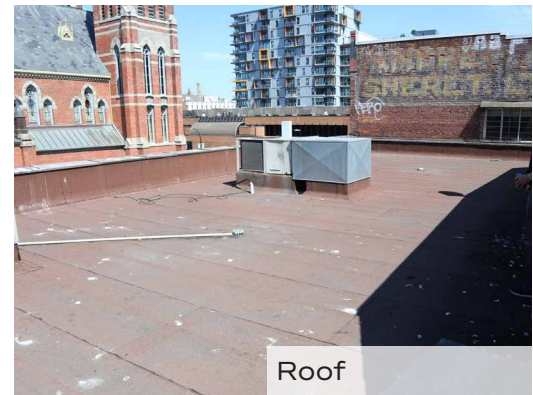
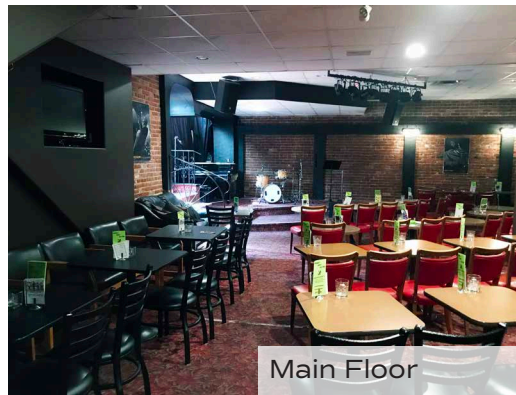


Mezzanine

60 Seats



View Street





LOCATION HIGHLIGHTS

The property is located in the heart of the Central Business District in Downtown Victoria. This highly desirable location fronts the high traffic corridor View Street and is directly across from the spectacular heritage landmark St Andrews Cathedral. Victoria's retail-dense downtown core is comprised of a diverse range of retailers, from trendy independent shops, to major restaurant, clothing and entertainment franchises.

PRICE: \$4,500,000



*Source: Walkscore.com

**FOR MORE
INFORMATION
PLEASE
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