

**5.37% CAP RATE**



# 101 - 524 YATES STREET, VICTORIA FOR SALE

## INVESTMENT & FUTURE OWNER-OCCUPIER OPPORTUNITY

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**WILLIAM | WRIGHT**

Commercial Real Estate Services

101 - 524 YATES STREET, VICTORIA

# The Leiser Building

## Salient Facts

### PID

027-593-916

### Legal Description

Strata Lot 1, Lots 188 and 189, Victoria City,  
Strata Plan VIS6630

### Zoning

OTD-1 (Old Town District 1)

### Official Community Plan

Core Historic

### Year Built

1869 (Renovated in 2008)

### Total SF

7,466 SF (4,871 SF Main Floor & 2,595 SF  
Bonus Basement Area)

## Investment Highlights

### Price

\$3,398,800

### Remaining Lease Term

Expiring March 31, 2026

### Owner-Occupier Opportunity

April 1, 2026

### NOI Until March 31, 2024

\$182,588 - (5.37% Cap Rate)

### NOI After April 1, 2024

\$194,760 (5.73% Cap Rate)

### 2022 Property Tax

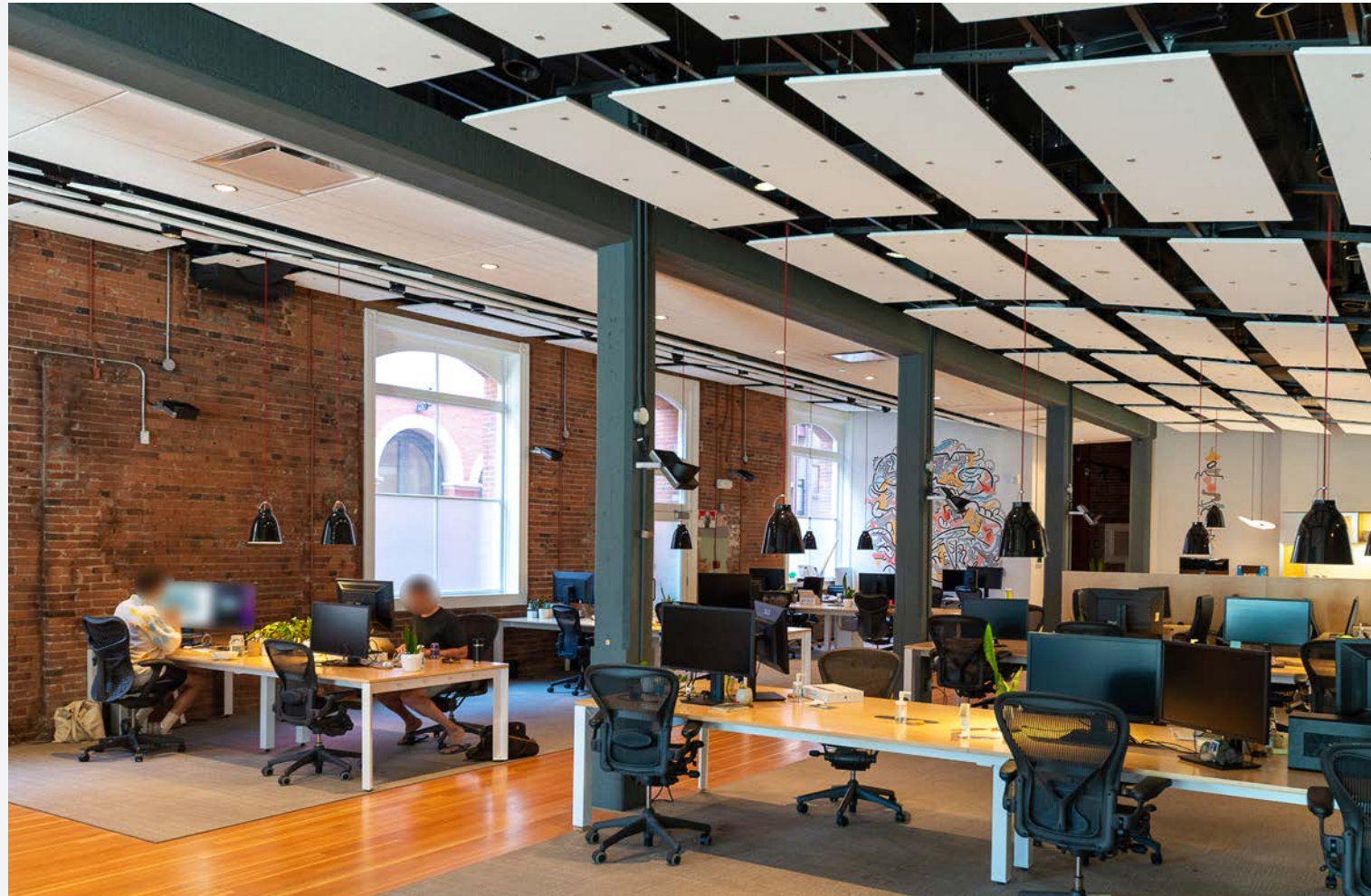
\$41,051 (Yearly)

### Strata Fees

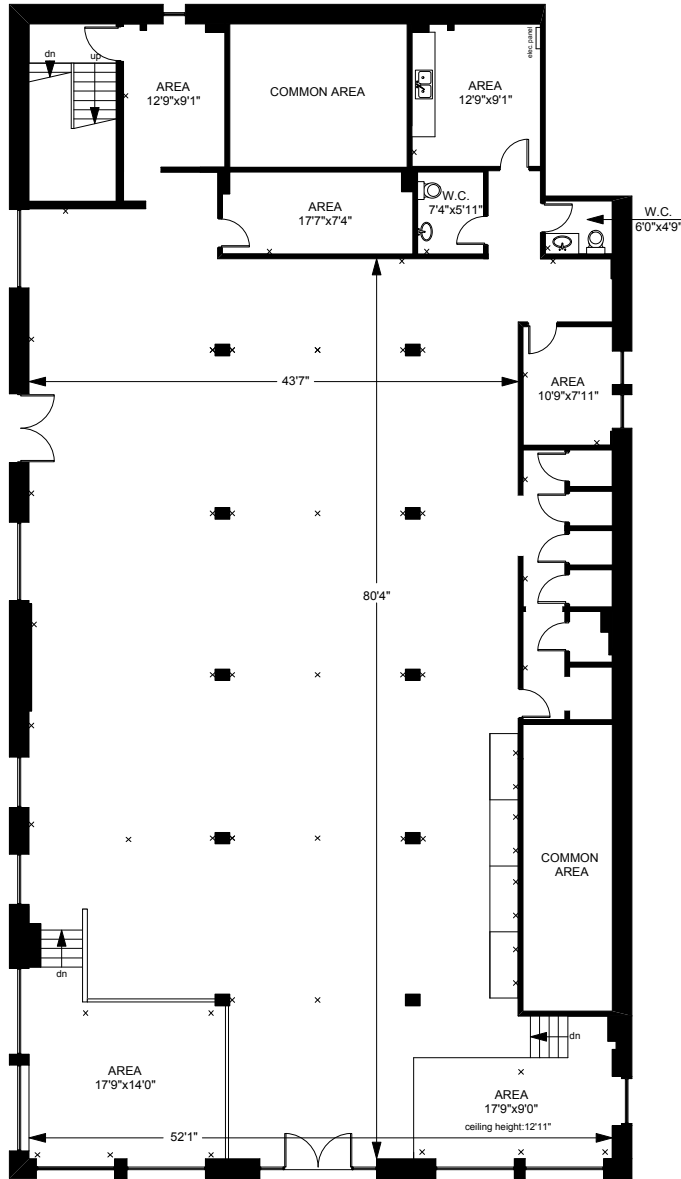
\$2,909.46 (Monthly)

## High Profile Strata Retail Space

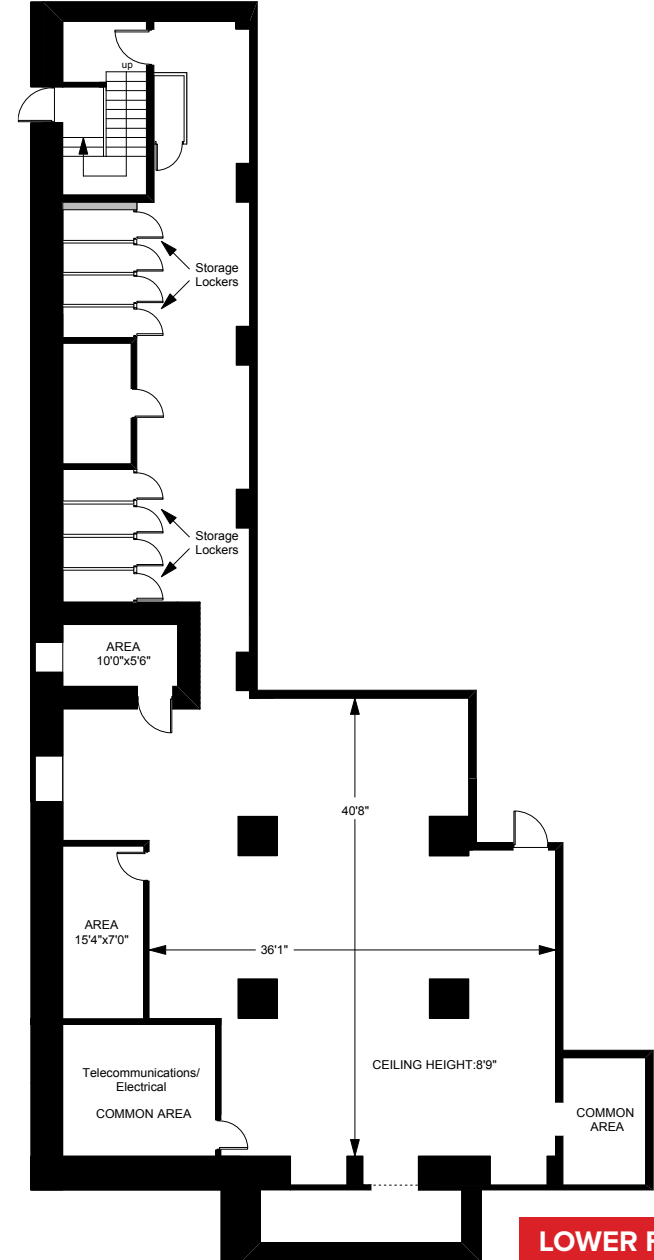
The Leiser Building is an iconic three-storey brick commercial building on the corner of Yates Street and Waddington Alley in the heart of Victoria's downtown area. Located in the Old Town district, this rare 4,871 SF street level walk-in strata retail space is easily accessible for pedestrians and has high exposure fronting onto the bustling Yates Street. Renovated in 2008 by Le Fevre & Co. the space has seen significant upgrades in addition to a beautiful interior finish allowing for an open and bright space. The opportunity also includes a bonus 2,595 SF of lower level basement space, a rare find in the downtown Victoria core.



# Floorplan



**MAIN FLOOR**



**LOWER FLOOR**

101 - 524 YATES STREET, VICTORIA

# Highlights



35' of street front exposure



Fully built out space with high quality finishings



Directly opposite the Yates Street parkade with 360 stalls



Prominent retail/office area of Downtown Victoria



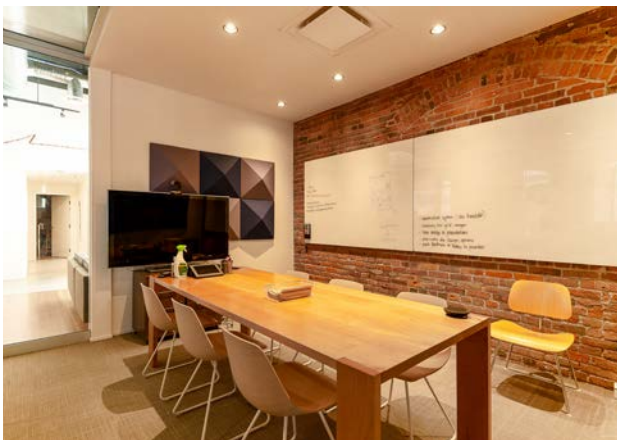
Large windows + glass doors for added retail exposure



Single-tenant occupied with strong corporate covenant



Renovated with significant upgrades and finishings



101 - 546 YATES STREET, VICTORIA

# Surrounding Neighbourhoods



BEACON HILL PARK

JAMES BAY

INNER HARBOUR

DOWNTOWN VICTORIA

OLD TOWN

SUBJECT PROPERTY

VICTORIA WEST

CHINATOWN

# Location

Located in the Old Town district, this well situated retail/office space on lower Yates Street is zoned OTD-1 allowing for a multitude of retail, office, assembly, financial, and food and beverage uses. The subject property is well located among many restaurant and retail uses, directly across from the 360 stall Bastion Square Parkade, and steps from the Inner Harbour and Johnson Street Bridge providing an endless amount of amenities and complimentary uses.

## Social Hub for Businesses and Professionals

- 1 Lululemon
- 2 Starbucks
- 3 The Bay Centre
- 4 Hotel Fairmont Empress
- 5 MEC
- 6 Centennial Square
- 7 Johnson Street Bridge
- 8 Bastion Square
- 9 Yates Street Parkade
- 10 Harbour Air
- 11 Victoria Conference Centre
- 12 Parliament Building
- 13 Market Square



**94**  
Walk  
Score

**76**  
Transit  
Score

**91**  
Bike  
Score

## FOR MORE INFORMATION CONTACT

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