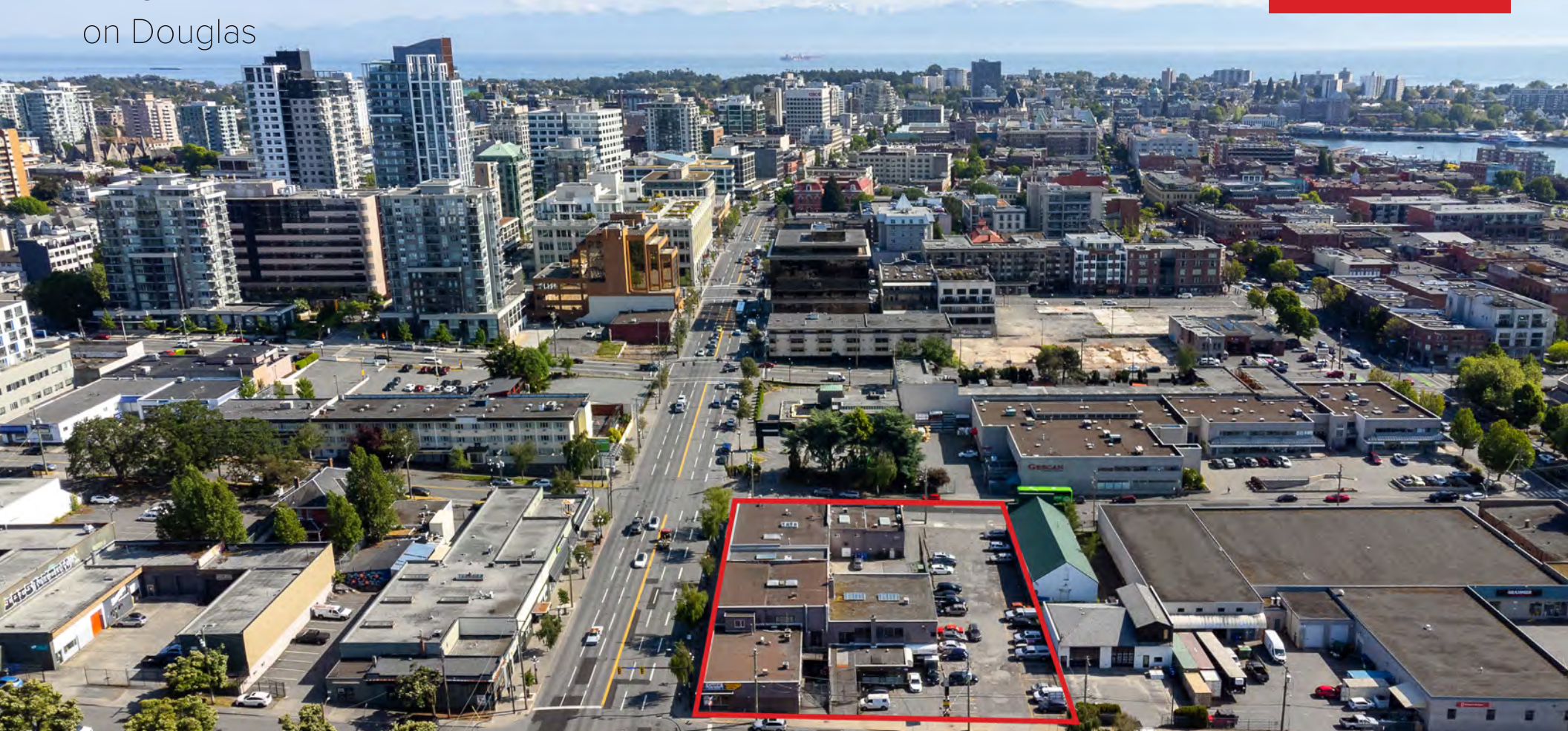


2000B - 2000 DOUGLAS STREET, VICTORIA
HIGH EXPOSURE RETAIL SPACE

**FOR
LEASE**

MERCANTILE
on Douglas



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MERCANTILE

on Douglas

The Mercantile on Douglas is a mixed-use multi-tenanted commercial property located at the Northern edge of the downtown core, home to well known local businesses such as Discovery Coffee and Yonni's Doughnuts. The building is set to undergo exterior upgrades, benefiting all existing and future tenants at this location.

LOT SIZE

± 1,342 SF

BASIC RENT

\$23.00 / SF

ADDITIONAL RENT

\$8.56 / SF

AVAILABLE

Immediately

PARKING

Free street parking and monthly rental available

ZONING

M-1 & M2-I Zone



+ THE OPPORTUNITY

Offering high exposure retail space neighbouring Discovery Coffee. This open concept retail space is an attractive option for a wide range of businesses. The property is located within close proximity to Victoria's downtown core and boasts triple frontage on Douglas Street, Pembroke Street, and Discovery Street. The property has high traffic count exposure and is surrounded by complementary uses in every direction, offering a desirable opportunity for your business to flourish in.



+ FEATURES

OPEN FLOOR LAYOUT WHICH ACCOMMODATES VARIOUS BUSINESSES

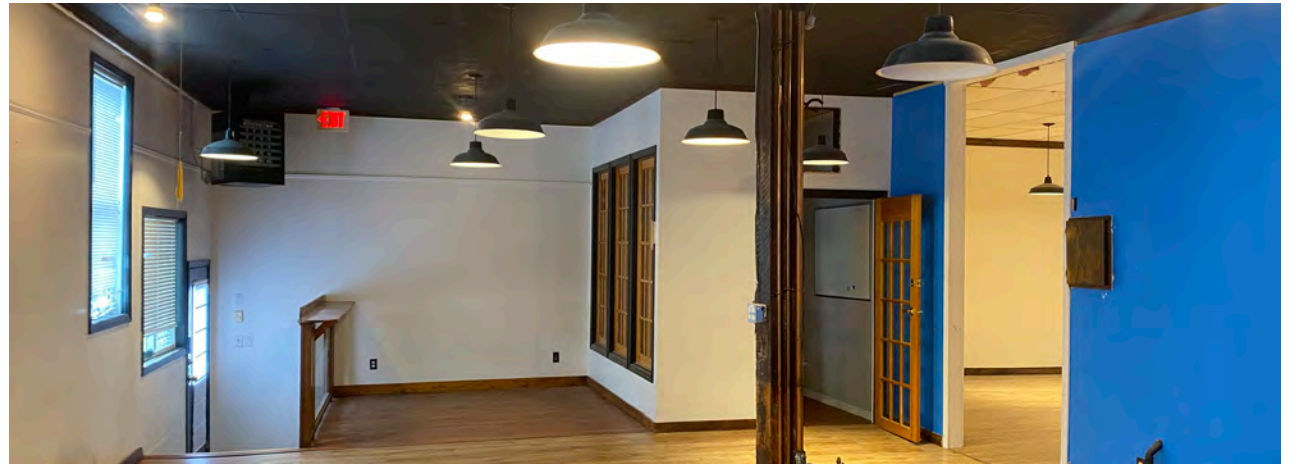
TURNKEY UNIT READY TO BE MOVED INTO

RETAIL EXPOSURE ONTO DOUGLAS STREET AND DISCOVERY STREET

EXTERIOR UPGRADES COMING SOON

FLEXIBLE ZONING FOR A WIDE VARIETY OF USES

AMPLE FREE STREET PARKING





+ DEVELOPMENTS

- 1** 540 Unit
Proposed Development
Chard Developments
- 2** 278 Unit
Proposed Development
Nicola Wealth
- 3** 3 Tower
Proposed Development
Reliance Properties
- 4** 120 Unit
Proposed Development
Lefevre Group



+ LOCATION

There are a number of new developments that will provide commercial and residential growth to the neighbourhood. This rapidly expanding area is going to become another one of Victoria's most densely populated areas. The location graphic shows the many developments happening within a two block radius, which will add even more residential density to the area!

+ FOR MORE INFORMATION CONTACT

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