

WHERE VICTORIA'S BEST NEIGHBOURHOODS CONNECT

NEST
ON UPPER YATES

HIGH EXPOSURE RETAIL FOR SALE

1104 YATES STREET, VICTORIA

JOIN
POPEYES

**pizza
pizza**

Families
REAL ESTATE



WILLIAM | WRIGHT

DAVID BOON
david.boon@williamwright.ca
250.590.5797

**LAST UNIT
REMAINING!**



NEST

ON UPPER YATES

NEST is a boutique 12-storey mixed-use development located at the corner of Cook and Yates. Created by Chard Development, NEST sits at the intersection of Victoria's best neighbourhoods - Fernwood, Fairfield and Downtown. NEST includes 107 condominium homes above 4 high exposure retail units and a second storey childcare space.



+ THE OPPORTUNITY

William Wright Commercial is pleased to present the last of four brand new, highly desirable retail units in "The Nest", in Victoria's fastest growing neighbourhood, Harris Green. With a daily drive-by volume of more than 10,000 vehicles, 1104 Yates is ideally positioned at a high visibility intersection with ample frontage and windows on two sides facing south and east along Yates Street. Unit can be updated to support food service.

Secure the final available unit alongside Families Nail Art, Pizza Pizza, and Popeye's Chicken. One underground parking stall included with ample additional commercial parking available short- and long-term. Also available for lease, see MLS #1007601. Call or email today for more details.



+ RETAIL FEATURES



± 15' CEILING HEIGHTS



**FLOOR TO CEILING WINDOW
GLAZING**



**AMAZING RETAIL EXPOSURE AT
COOK AND YATES STREET**



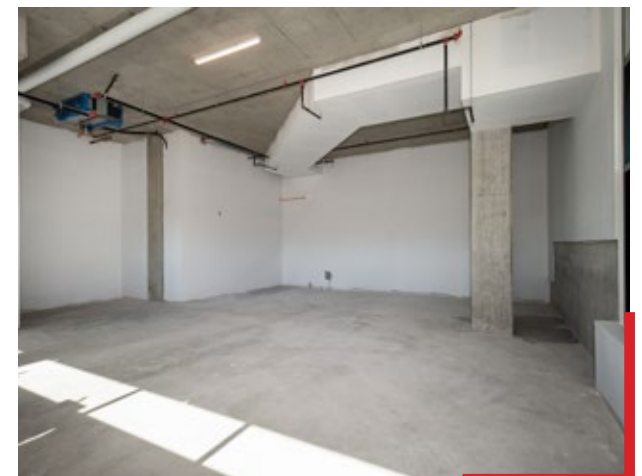
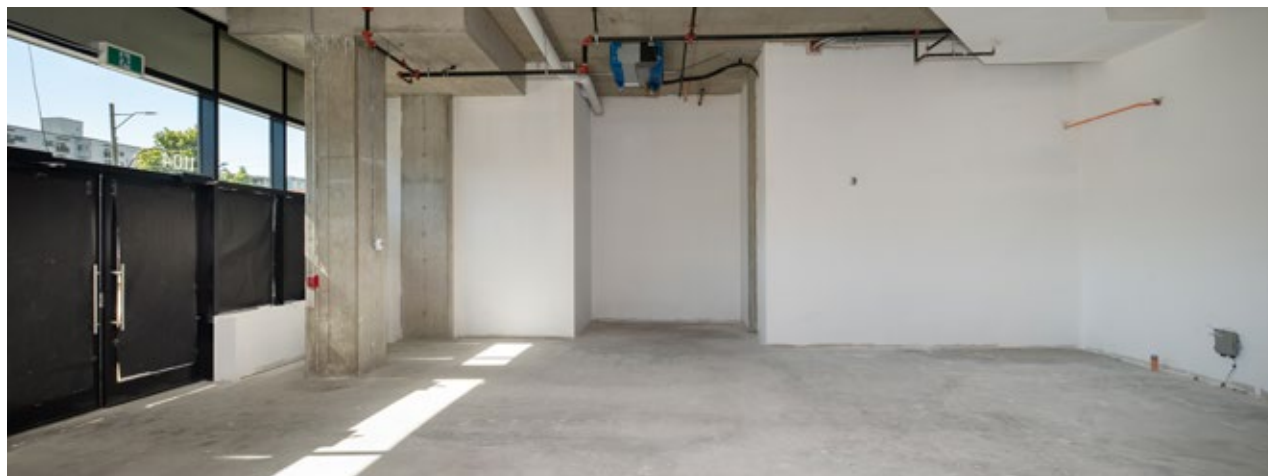
**SELECT UNITS HAVE BASE
BUILDS TO SUPPORT A CAFÉ/
RESTAURANT**



**100+ UNDERGROUND
COMMERCIAL PARKING STALLS**



VISUAL RENDERING ONLY





SIZE	PARKING	ZONING	PROPERTY TAXES	STRATA FEES	PID	LEGAL DESCRIPTION	PRICE
± 1,061 SF	1 Stall	CD-16 (DA1)	\$13,356.22	\$500.10	032-312-415	STRATA LOT 4 LOTS 1054, 1055, 1063, 1064, AND 1065 VICTORIA CITY DISTRICT STRATA PLAN EPS10133 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	\$796,000



POPULATION IN
GREATER VICTORIA

397,231



BUSINESSES IN VICTORIA

11,300+



WALK SCORE

97



BIKE SCORE

97



TRANSIT SCORE

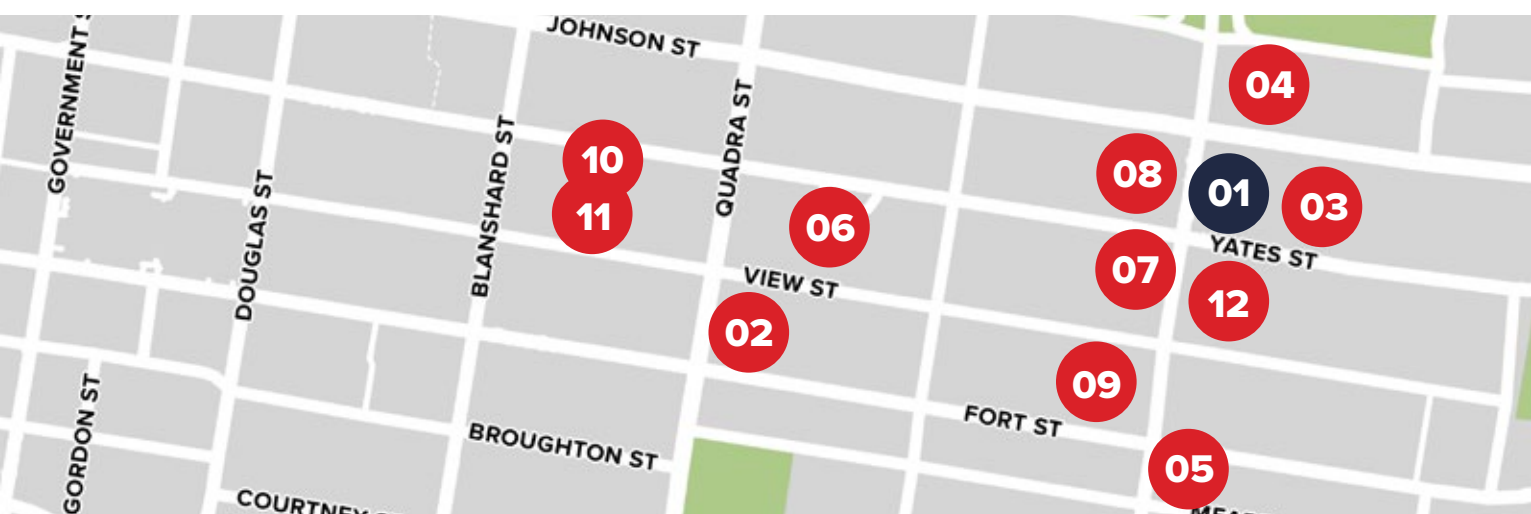
86



EVERYTHING RIGHT OUTSIDE YOUR DOOR

Located on the edge of the downtown core with great vehicle access and walkability. Street parking as well as short and long term parking available underground.





- 01 1104 Yates Street
NEST
- 02 930 Fort Street
- 03 1115 Johnson Street
Haven
- 04 1105 Pandora Avenue
The Wade
- 05 1033 Cook Street
Black and White
- 06 900 Yates Street
Harris Green Village
- 07 1000 Yates Street
Harris Green Village
- 08 1050 Yates - Chard
Development Site
- 09 1150 Cook Street
The Mod
- 10 845 Johnson Street
Vivid at the Yates
- 11 848 Yates Street
Yates on Yates
- 12 1101 Yates Street
BCGEU Development Site

AREA DEVELOPMENTS IN THE GROWING CITY



FOR MORE INFORMATION CONTACT

DAVID BOON

david.boon@williamwright.ca

250.590.5797

williamwright.ca



Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

Fraser Valley Office
180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office
205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
101-147 Victoria Street
Kamloops, BC
236.425.1617