

850

DOUGLAS STREET
VICTORIA

INTERNATIONAL HOUSE FOR SALE
IN DOWNTOWN VICTORIA



7.22%
CAP RATE
ON CURRENT (APRIL 2026)
ANNUALIZED INCOME

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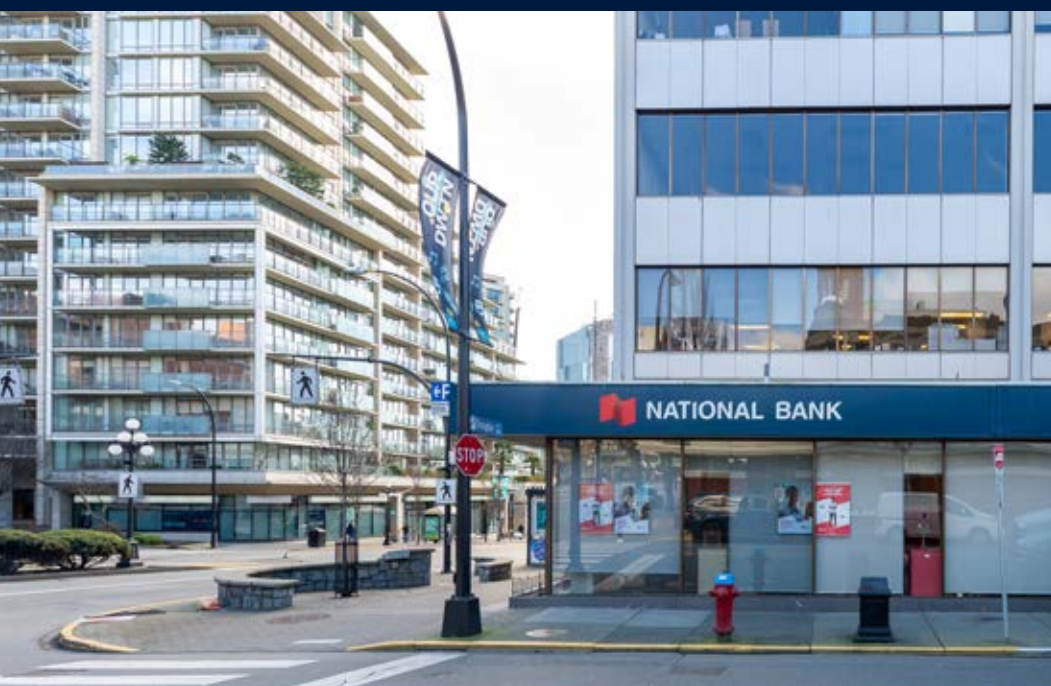
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850
DOUGLAS STREET
VICTORIA

**RARE RETAIL/OFFICE
INVESTMENT PROPERTY
IN DOWNTOWN VICTORIA**





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VICTORIA

INVESTMENT HIGHLIGHTS

PRIME DOWNTOWN EXPOSURE

International House benefits from outstanding frontage along Douglas Street, Victoria's principal arterial route. The building offers excellent visibility and signage exposure in a highly pedestrian-oriented location.

INSTITUTIONAL-QUALITY TENANCY

The Property is leased to a diverse mix of government, professional service, financial, and retail tenants, including:

COMING SOON

This tenancy profile provides durable income supported by strong covenant strength.

PROPERTY HIGHLIGHTS

Civic Address	850 Douglas Street, Victoria
Lot Size	+/- 16,230 SQFT
Building Size	+/- 67,999 SQFT
Year Built	1968
Storeys	7
Elevators	2
Parking	23 Stalls
Zoning	OTD-1 (Old Town District)
PID	004-061-209
Legal Description	LOT 1 OF LOTS 349, 350, 351, 363 AND 364, VICTORIA CITY, PLAN 16810
Property Taxes	\$407,608.68 (2025)
NOI	Contact Listing Agents
Annualized Cap Rate	7.22% (April 2026)
Projected Cap Rate	7.63% (April 2026-March 2027)
Price	Contact Listing Agents

PROVEN ASSET STEWARDSHIP



The building has been exceptionally maintained, with approximately \$1.48 million invested in recent capital upgrades, reinforcing tenant retention and long-term asset quality.

STABLE MARKET FUNDAMENTALS



Victoria's office market is underpinned by government occupancy and one of the lowest vacancy rates in the country. The local economy is supported by public administration, technology, clean energy, tourism, and steady population growth.

OVER \$1.48 MILLION INVESTED
into capital improvements

100% LEASED RETAIL
and 78% leased office

7.22% CAPITALIZATION RATE
on Current (April 2026) Annualized Income

STRONG ROSTER OF AAA TENANCIES
from the government, law, restaurant, financial, education, and technology sectors

± \$1,279,000 IN TOTAL AMORTIZATION RECOVERY AVAILABLE
with over \$215,000 occurring in 2026





DOWNTOWN VICTORIA



UNMATCHED DOWNTOWN CONNECTIVITY

International House is situated within immediate walking distance of Victoria's most significant civic, commercial, and tourism destinations, including:

- | | | | |
|--------------------------|-------------------------|-------------------------------|--------------------|
| 1 Lululemon | 5 Telus Ocean | 9 Victoria City Hall | 12 BC Legislature |
| 2 Starbucks | 6 Centennial Square | 10 Harbour Air Terminal | 13 Market Square |
| 3 Victoria Inner Harbour | 7 Johnson Street Bridge | 11 Victoria Conference Centre | 14 Royal BC Museum |
| 4 Hotel Fairmont Empress | 8 Bastion Square | 15 Provincial Court | |

The Property sits within the Central Business District and Old Town District, providing tenants with immediate access to retail amenities, transit, and the Inner Harbour waterfront.

LOCATION PROFILE

LIVING IN THE CAPITAL CITY OF BRITISH COLUMBIA

As the capital city of British Columbia, Victoria offers a uniquely stable and diversified economic base. A strong government presence anchors the office market, while growth in technology, marine industries, and tourism continues to drive demand for high-quality downtown space. This dynamic reinforces International House's long-term income stability and strategic positioning.



LOW UNEMPLOYMENT RATES

As of January 2026, Victoria had a 4.4% unemployment rate (national average is 6.5%)



GOVERNMENT-BACKED TENANCY DEMAND

BC's capital city, Victoria, is a major hub for government employment



RESILIENCE THROUGH ECONOMIC CHANGES

Victoria ranked 8th in BC Business' "Most Economically Resilient Cities in 2025"



STRONG WALKABILITY AND TRANSPORTATION NETWORK

Further improving the connectivity to Downtown Victoria, there is a proposed RapidBus along Douglas Street as part of Regional Transportation Plan (a corridor that is currently serving 63,000 passengers per day)





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