



## 705-711 Johnson St Victoria BC

\$3,975,000

705-711 Johnson Street spans three floors, with the main floor comprised of two commercial retail units over approximately 6,900 sq. ft., the second and third floors are each 5,168 sq. ft. and have a total of 41 residential units. The total building area is 17,236 sq. ft. The two retail spaces boast 16' ceilings and prominent Johnson Street frontage. 705 Johnson Street is occupied by Board with Friends, a locally owned and operated boardgame cafe. 707 Johnson Street is currently vacant and is purpose built for a gym but can accommodate a range of other uses. Each space features its own washrooms, with an additional shower amenity in 707 Johnson Street. The upper levels house 41 single occupancy rooms, known as York Hotel, each level is equipped with half and full washrooms, with a laundry room on the third floor. The residential units are currently rented at below market rates, offering a potential to increase the overall income of the property.

Listing Presented By:



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