



## 515 Chatham St 101 Victoria BC

\$885,000

A great opportunity to acquire a ground-floor commercial strata unit at the Iron Works Building. The Building was built in 2020 and features 88 residential units over 5 floors and 4 commercial spaces on the ground floor. Unit 101 is approximately 1100 sq ft and fronts Store St, providing great street frontage. The unit has large retail windows for great natural light and the exterior has a large glass overhang and ample signage opportunities. The space has been built out for retail by the previous tenant and has hard surface flooring throughout, LED lighting, a ceiling-mounted Samsung AC unit and an accessible washroom. The unit is mainly open plan with a separate room and could easily accommodate a wide variety of different uses under the flexible OTD-1 Zoning. The unit has 1 designated parking space.

Listing Presented By:



Originally Listed by:  
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