



## 534 Pandora Ave 101 Victoria BC

\$599,000

Discover a rare opportunity to own a unique live-work space in the heart of downtown Victoria's Old Town District. Perfectly situated in a beautifully restored heritage building, this property offers a blend of historic charm and modern convenience. Located at the cultural epicenter of downtown, it sits between the iconic Old Town District and vibrant Chinatown, placing you steps away from the city's best restaurants, shops, and attractions. Nestled on the same block as Market Square and Fan Tan Alley, this residence benefits from year-round energy, with foot traffic from both locals and tourists. The Lum Sam Building, a stunning Late Victorian-era brick structure, was meticulously restored in 2017, incorporating polished concrete floors, high ceilings, and expansive character windows. In addition to its stylish design, the property includes seismic upgrades and is part of the Heritage Tax Incentive Program (TIP), ensuring no property taxes are payable until 2027.

Listing Presented By:



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