



534 Yates St 101 Victoria BC

\$2,850,000

Exceptional commercial investment property on Yates Street, ideally situated in the heart of Victoria's vibrant downtown core. Totalling 5,317 SF, the main level offers 2,748 SF of prominent street-front retail exposure, with 2,569 SF of lower-level space suitable for storage or offices. Tenanted by a well known and respected Victoria-based menswear retailer, the property is leased until December 31, 2028, with a scheduled rent escalation for the final year. The property has been well maintained and is located across from a large city-managed parking lot, steps from the Inner Harbour and major pedestrian traffic. A secure, income-producing asset in one of downtown Victoria's most dynamic retail corridors. NDA required for current lease details. Please do not visit or engage with tenant without scheduling a showing with the listing agents.

Listing Presented By:



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