



## 1194 Cook St Victoria BC

\$547,870

Prime Commercial Space - Downtown Location Seize this fantastic commercial space 635sqft, in a prime downtown location, fronting Cook St, just south of View St. Located in a newly built steel & concrete landmark building at the SE corner of the downtown core, this space connects to Cook St Village, Dallas Road beach, and the inner harbour. With thousands of homes nearby and more coming due to Harris Green's revitalization, this location guarantees high vehicle & pedestrian traffic. Zoning supports retail, office, personal services, and restaurant uses (no commercial kitchen). Currently in shell condition, perfect for custom design. Option to purchase an adjacent unit at 1190 Cook St (MLS); one unit must function as a coffee shop for 4 years. Premium location ensures excellent business exposure, downtown amenities and transit access.

Listing Presented By:



Originally Listed by:  
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