



## 206 Mary St Victoria BC

\$2,999,000

Amazing location! Fantastic Opportunity! Virtual Waterfront! Beside Songhees development & 6 minutes to Vic. City Hall. Great ROI to hold or Development Property with upside potential. Water views. South & east facing the water views across from Park & waterfront West Song Walkway to Downtown Victoria or West Bay Marina. See the Inner Harbour & new International Songhees Marina 228m away. 7200 sqft corner lot, RJ Zoning. Current building footprint is aprox. 4663 sqft, warehouse with mezzanine space and upper offices. The great long term tenant wants to stay. Approx. 1855 sq.ft. of waterview office space above, easily convert to residential? Good return as holding property while redevelopment is done? New roof completed in 2025. PLS don't disturb tenants.

Listing Presented By:



Originally Listed by:  
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