



For Lease

1410 Broad Street | Victoria, BC

Flexibly Zoned Retail Space Below Grade in the Heart of Old Town

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The Opportunity

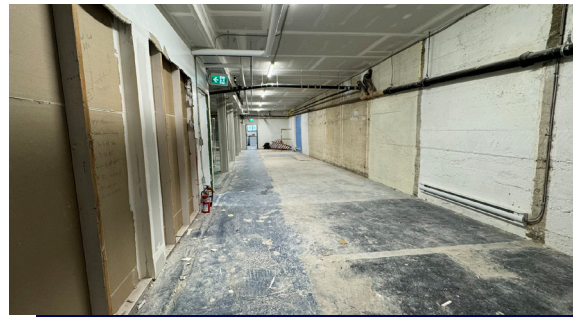
Colliers is pleased to present the opportunity to lease below grade retail space with flexible zoning on the highly sought-after Broad Street located in the heart of Victoria's Old Town District.

This space would be ideal for a gym, dance or sport school, physiotherapy clinic, or massage clinic.

Salient Facts

Civic Address	1410 Broad Street, Victoria, BC
Unit Size	3,500 SF*
Year Built	1910 (Heritage Building)
Power	400 AMP 3 Phase Power
Heat	HVAC
Monthly Rent	\$4,000.00
Operating Costs	Contact listing agents

* All measurements are approximate and should be verified by prospective tenants



Zoning

Old Town District-1 Zone (OTD-1)

Permitted uses include, but are not limited to:

- Assembly
- Assisted living facility
- Brew pub
- Care facility
- Civic facility
- Cultural facility
- Drinking Establishment
- Equipment rental
- Financial service
- Food and beverage service
- Home occupation
- Hotel
- Office
- Personal Service
- Residential
- Residential lock-off unit
- Retail liquor sale
- Retail trade
- Small-scale commercial
- Urban agriculture
- Studio
- Utility

Building History

1408-1410 Broad Street, designed by architect William Ridgeway Wilson, is of value to Victoria's historic Old Town District because of the integrity of its 1910 building envelope. Although its façade has been considerably altered from its original state, this small-scale Edwardian-era building's value lies in its intact form, which extends the continuity of the heritage character of the commercial streetscape to the northern end of Broad Street.

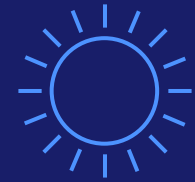
Source: City of Victoria Planning and Development Dept.

The main floor was home to the Plimley Auto Company, one of Victoria's first automobile businesses, who used the space as a showroom. The shop was owned by Thomas John Plimley, who sold the first car in the city, a tiller-steered Oldsmobile, nine years prior to opening his showroom in 1901.

Source: City of Victoria Planning and Land Use Committee Report



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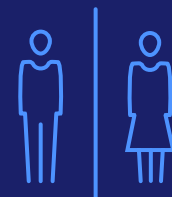
Sky lights provide for ample natural light



High ceilings



Open floor plan



Two (2) washrooms

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For more information, please contact the listing agents:

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