



RITHET BUILDING

1107 - 1119
WHARF STREET
VICTORIA, BC

A BOUTIQUE COMMERCIAL INVESTMENT OR OWNER-USER
OPPORTUNITY WITH SWEEPING VIEWS OF VICTORIA'S INNER HARBOUR

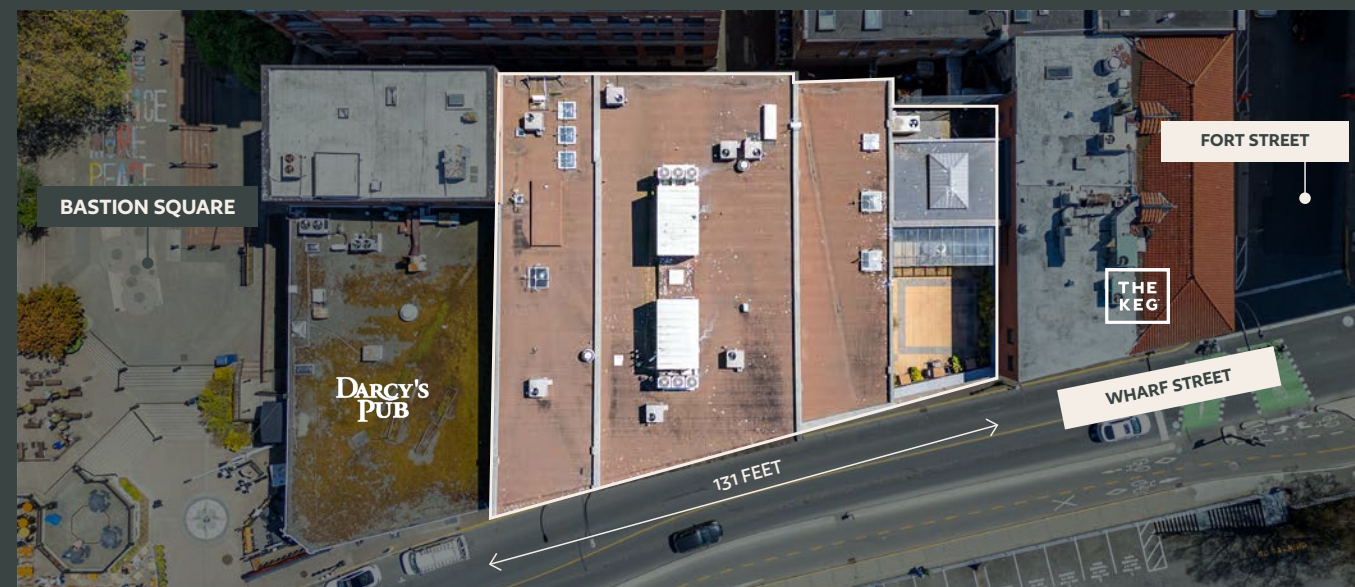


THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc ("JLL Canada") is pleased to present an opportunity to acquire a one hundred percent freehold interest in 1107-1119 Wharf Street, Victoria, BC – a 25,605 square foot, three (3) storey commercial building, known as the Rithet Building, situated in the heart of Downtown Victoria ("Rithet Building" or the "Property").

The Rithet Building is an exceptionally well-maintained heritage asset benefitting from 131 feet of frontage on Wharf Street, providing excellent natural light and unimpeded views over Victoria's Inner Harbour. Currently, the Property is largely occupied and leased to two tenants – technology company VertiGIS and Springtide Charters; however, the short-to-medium term opportunity for the Property entails releasing and repositioning for additional retail or office tenancies or make way for an owner-user occupancy.

The Property is perfectly positioned amongst Downtown Victoria's extensive amenities including numerous food and beverage offerings, The Bay Centre, Fairmont Empress Hotel and Victoria's Inner Harbour. The Property is well connected with regular bus routes operating along the nearby main arterial road of Downtown Victoria - Douglas Street with multiple parkades servicing the immediate area. The harbour across Wharf Street provides direct seaplane and ferry transport to Vancouver and Seattle.



INVESTMENT HIGHLIGHTS

Boutique commercial asset with sweeping views of Victoria's Inner Harbour

Exceptionally well-maintained with over \$200,000 spend in recent capital upgrades

Unique design and features which include an iconic façade with brick and beam interior finishes, and large outdoor patio

Irreplaceable high exposure location in the heart of Downtown Victoria, which offers extensive F&B offerings and immediate access to Victoria's Inner Harbour

Opportunity to enhance existing income through lease-up and/or repositioning of ground floor areas as retail

Short-term leases in place provide a unique opportunity for an owner user.



SALIENT DETAILS



ADDRESS
1107 – 1119 Wharf Street, Victoria, British Columbia



PROPERTY ID
000-153-095



LEGAL DESCRIPTION
Lot A, Victoria City, Plan 32475



ZONING
Old Town District 1 (OTD-1)



SITE AREA
11,476 square feet



BUILDING CLASS
Heritage



BUILD DATE
Circa 1861 to 1873
(In 1973, the building underwent extensive renovation and conversion to an office and retail complex by Province of BC)



STOREYS
Three

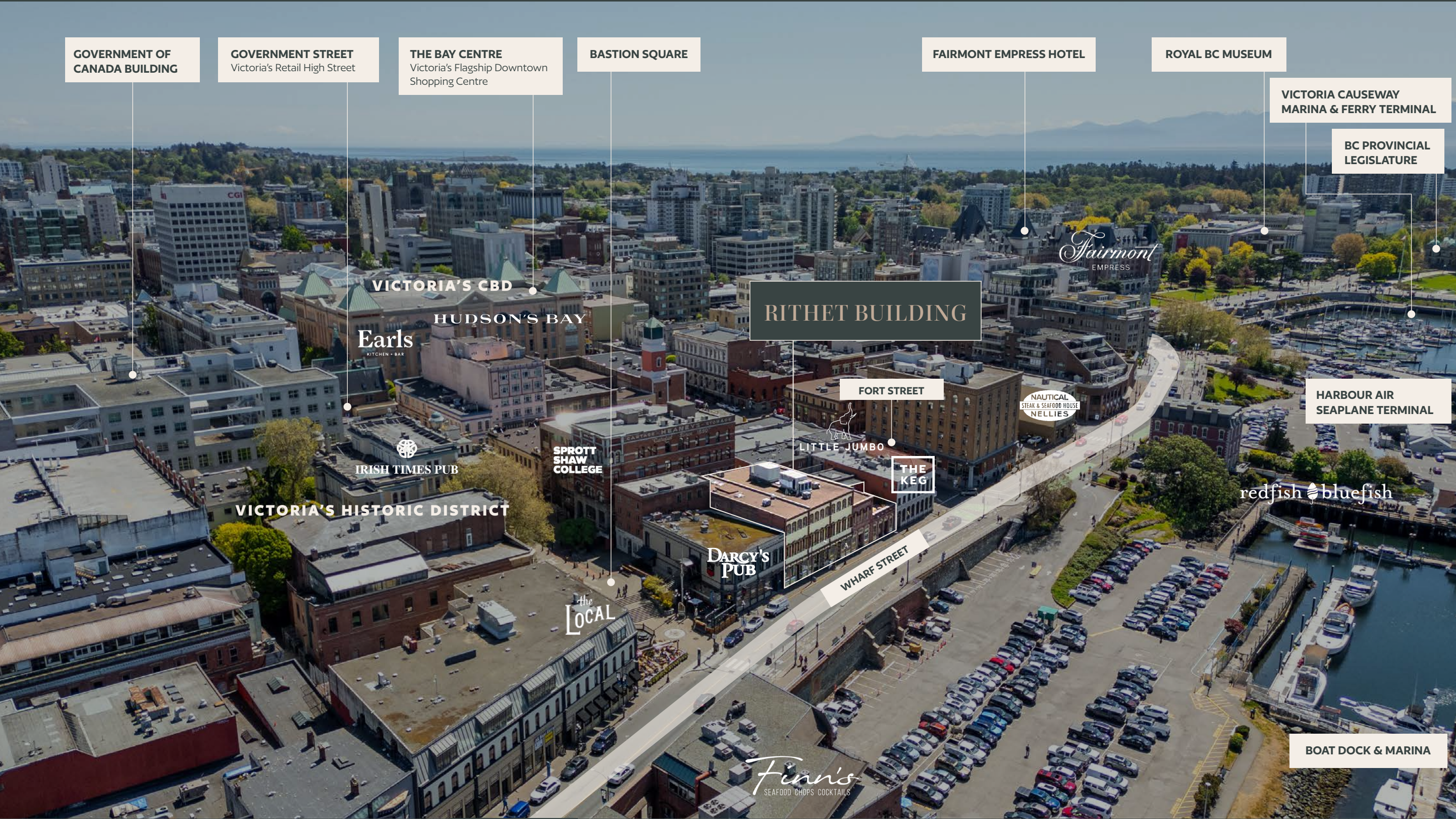


ELEVATOR
One (1)



NET RENTABLE AREA
25,605 square feet

Exceptional waterfront location in the heart of Victoria's Downtown Historic District and the Central Business District



WALK
TIMES



GOVERNMENT STREET SHOPPING
& THE BAY CENTRE
3 min



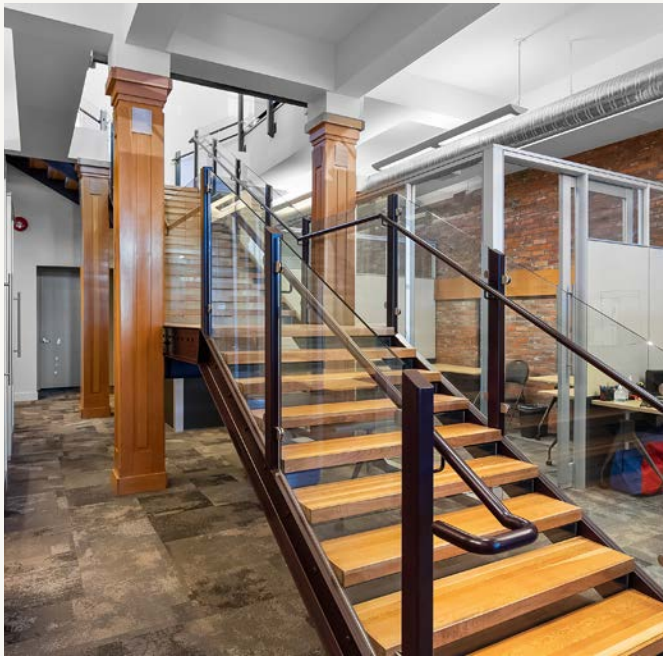
HARBOUR AIR TERMINAL
3 min



BC LEGISLATIVE ASSEMBLY
10 min



FAIRMONT EMPRESS HOTEL
6 min





SALE PRICE & ADDITIONAL INFORMATION

All prospective purchasers are encouraged to execute and return the provided Confidentiality Agreement for access to additional information including Confidential Information Memorandum and a Virtual Data Room.

Please contact the Exclusive Advisors for price and offer submission guidelines.

EXCLUSIVE ADVISORS

KEVIN MEIKLE

Executive Vice President
JLL Capital Markets
604 267 2455
kevin.meikle@jll.com

EDGAR BUKSEVICS

Executive Vice President
JLL Capital Markets
604 998 6021
edgar.buksevics@jll.com

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