

# FOR LEASE

624 ADMIRALS ROAD  
VICTORIA, BC V9A 2P6

Future Tap Room &  
Restaurant Space Opportunity

**KANE RYAN**  
Commercial Sales & Leasing

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# HIGHLIGHTS

- High Traffic Location
- Free standing building
- 12 stall parking lot
- Prominent signage opportunity
- Currently being rezoned for liquor service
- Rapidly densifying area
- Less than 1 km from CFB Esquimalt

# KEY FEATURES



ONSITE PARKING  
12 SPACES



PROMINENT  
LOCATION



LONG TERM  
LEASE  
AVAILABLE

# THE OPPORTUNITY

A great opportunity to lease a free standing building in a prominent high traffic area of Esquimalt.

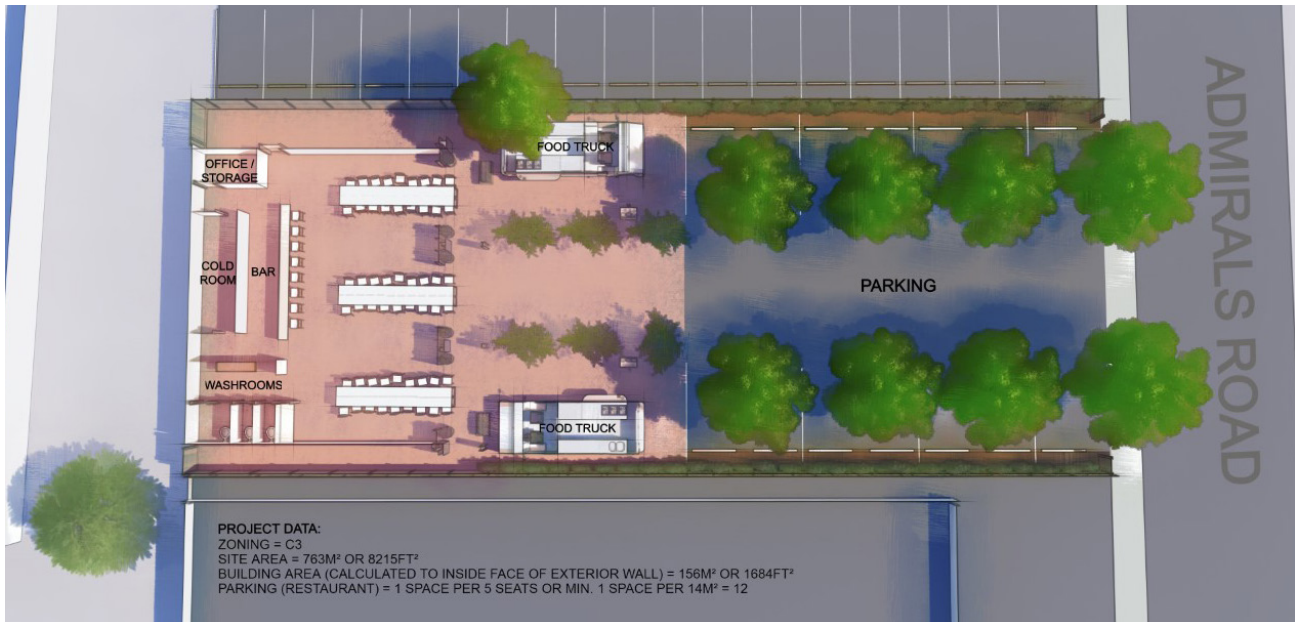
624 Admirals is surrounded by new and proposed residential and mixed use developments in what is quickly becoming a rapidly densifying area.

This local landlord has a unique vision for this property with plans currently underway to re-zone the property to allow for alcohol service. The vision includes a complete overhaul of the property including re-imagining the existing parking lot to accommodate outdoor patio space with the potential of food trucks to service the Tap Room style operation.

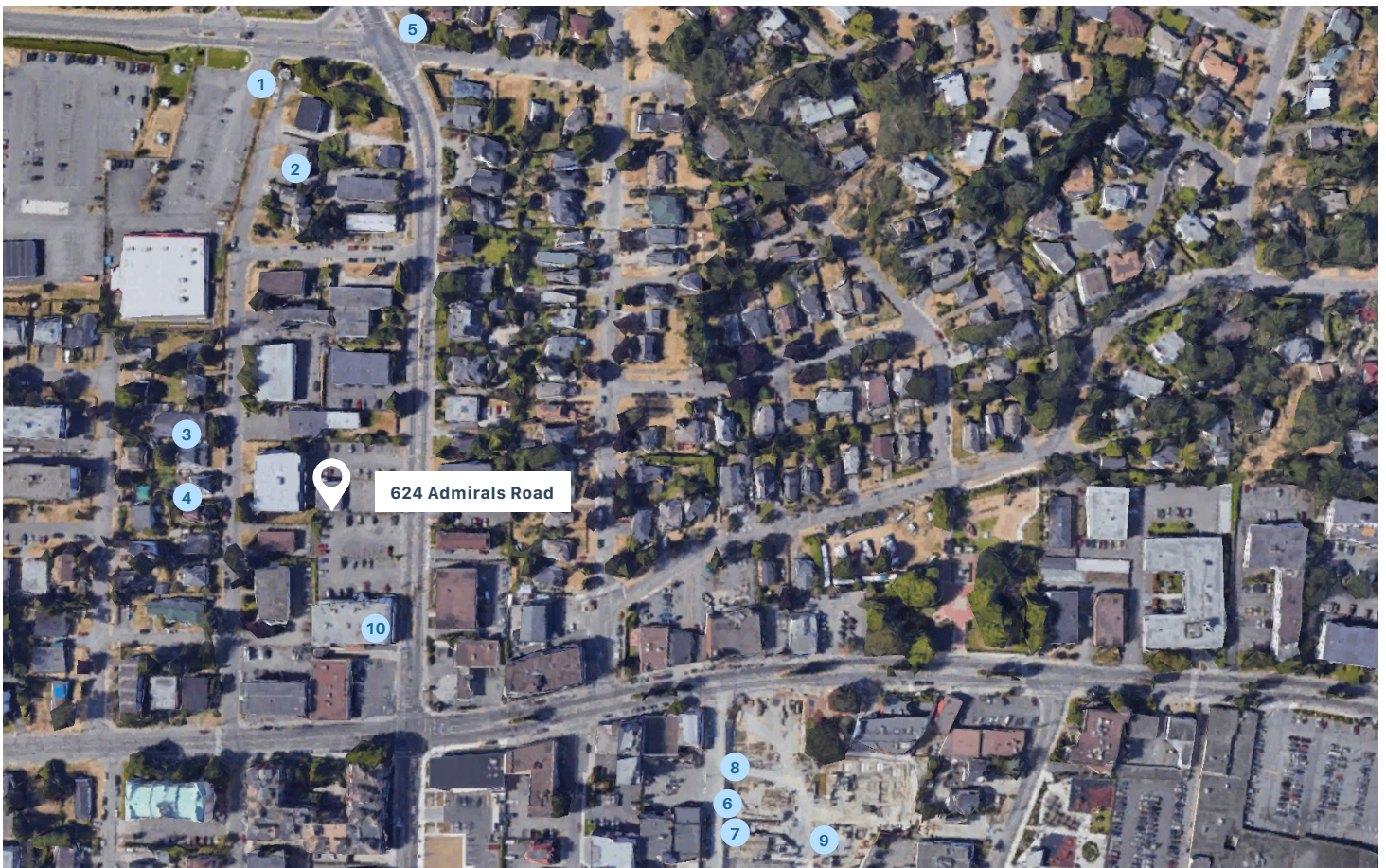
The property has approximately 1800 sq ft of interior space with the potential to have exposed brick and great natural light from the large retail windows. With the potential of having *on-site* and rotating food trucks, this opens up the interior to focus on *the Tap Room* aspect and create space for up to 60 interior seats.



\*This add is not intended to induce breach of any current listing agreements and all parties should verify independently to the accuracy of the information.



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|---|---|
| <ul style="list-style-type: none"> <li>1 CFB Esquimalt : Approx. 8000 military and civilians work at the CFB</li> <li>2 669 Constance : 12 story, 83-unit development proposed</li> <li>3 638 Constance: 4-6 story residential rental development proposed</li> <li>4 622 Constance: Mixed use residential/commercial development (109 units) proposed</li> <li>5 687 Admirals : 6 story, 50 unit residential proposed</li> </ul> | <ul style="list-style-type: none"> <li>6 503 Park Pl: 5 story office and commercial development</li> <li>7 505 Park Pl: 6 residential rental development</li> <li>8 501 Park Pl: 6 story condo development with 32 units</li> <li>9 1216 Carlisle: 6 story condo development with 36 units</li> <li>10 622 Admirals Rd: 12 Story residential Tower</li> </ul> |
|---|---|



# LEASE INFORMATION

## LEASE FOR ENTIRE PROPERTY:

Contact agent for Lease Rates  
Available *spring /summer 2021*

## PROPERTY INFORMATION:

Interior space :1800 sq ft  
Lot size: 8215 sq ft  
Parking : 12 spaces proposed  
Zoning: C3 Core Commercial

# ZONING

The C3 Zoning provides for a wide array of commercial businesses including but not limited to:

- Restaurant,
- Assembly use
- Entertainment
- Retail
- Personal Services



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