



FOR SALE

GORGE POINTE PUB & LIQUOR STORE
1075 TILlicum ROAD
VICTORIA, BC

PRICE REDUCED



Adam Frizzell

Vice President

604 640 5840

adam.frizzell@cushwake.com

FOR SALE

GORGE POINTE PUB & LIQUOR STORE 1075 TILlicum ROAD VICTORIA, BC

OPPORTUNITY

The Gorge Pointe Pub and the "Liquor Stop" liquor store have been in operation in the Tillicum area since 1993/1994 on the Gorge Waterway. The offering provides an investor the opportunity to purchase the real estate and businesses with a solid local client base, and growing income from pub operations, plus a liquor retail store license (LRS).

Gorge Pointe Pub is known for its great food and wide selection of beer and ciders on tap, highlighting local micro-brews that have put Victoria front and center on the craft beer map. The Liquor Primary License permits 188 indoor seats and 31 patio seats. In addition, there is the LRS permitting the sale of liquor seven days a week from 9am to 11pm. Additional information on Gorge Pointe Pub can be found on their website at www.gorgepointepub.com.

LOCATION

Gorge Pointe Pub is situated in the Gorge neighborhood of Esquimalt across from Esquimalt/Kinsmen Gorge Park and approximately 1km from Gorge Vale Golf Club. It is adjacent to the Gorge Pointe condominium residential development with shared access easements. The immediate area is surrounded by single-family residences, and low-rise apartment/condominium buildings. New residential low-rise developments have occurred along Tillicum Rd. and Craigflower Rd. which are walking distance to Gorge Pointe Pub. Tillicum Shopping Center is also located 1km to the north which is the largest retail center in the immediate area.

SITE INFORMATION

The property is approximately 25,619 sf (.59 acres) and is irregular shaped with 161 feet of frontage along the east side of Tillicum Road. There are 47 vehicle stalls and a commercial loading zone.

IMPROVEMENTS

The Mediterranean styled building was constructed in 1993/94 as a purpose built pub. The building is stucco on wood frame construction with colored concrete roof tiles and torch on roof membrane. The building is serviced by a 600 amp/3 phase electrical supply with heating and cooling provided by roof mounted gas fired HVAC units with separate services to the first and second floors.



The pub consists of a main public seating area split by a central fireplace to two upper lounge areas with a door to an exterior patio area of ± 385 sf. There are also male/female washrooms, in-house laundry area, staff washroom, and kitchen/food prep areas. A large walk-in cooler of ± 300 sf services the kitchen and liquor store areas.

The second floor is finished as professional office space of $\pm 3,375$ sf accessed by separate set of stairs from the common pub entrance way. The concrete basement ceiling height is $\pm 8'$ and used for dry storage, with an additional $\pm 1,200$ sf of crawl space with $\pm 5'$ ceiling height.

TENANCY

$\pm 1,635$ sf of the 2nd floor is leased to a company associated with one of the owners with the remainder of this level used as offices and records storage of the pub.





BUILDING AREA

Main Floor Area	±6,167 sf
Second Floor	±3,375 sf
Total	±9,542 sf

ZONING

C-6A (Licensed Liquor Establishment). Site specific zone. In addition to licensed liquor establishments, accessory residential, business and professional office permitted.

LEGAL DESCRIPTION

Lot B, Section 10, Esquimalt District, Plan VIP55556 (PID 018-050-859)

BC PROPERTY ASSESSMENT

\$2,607,000

PROPERTY TAXES (2019)

\$46,550

SALE PRICE

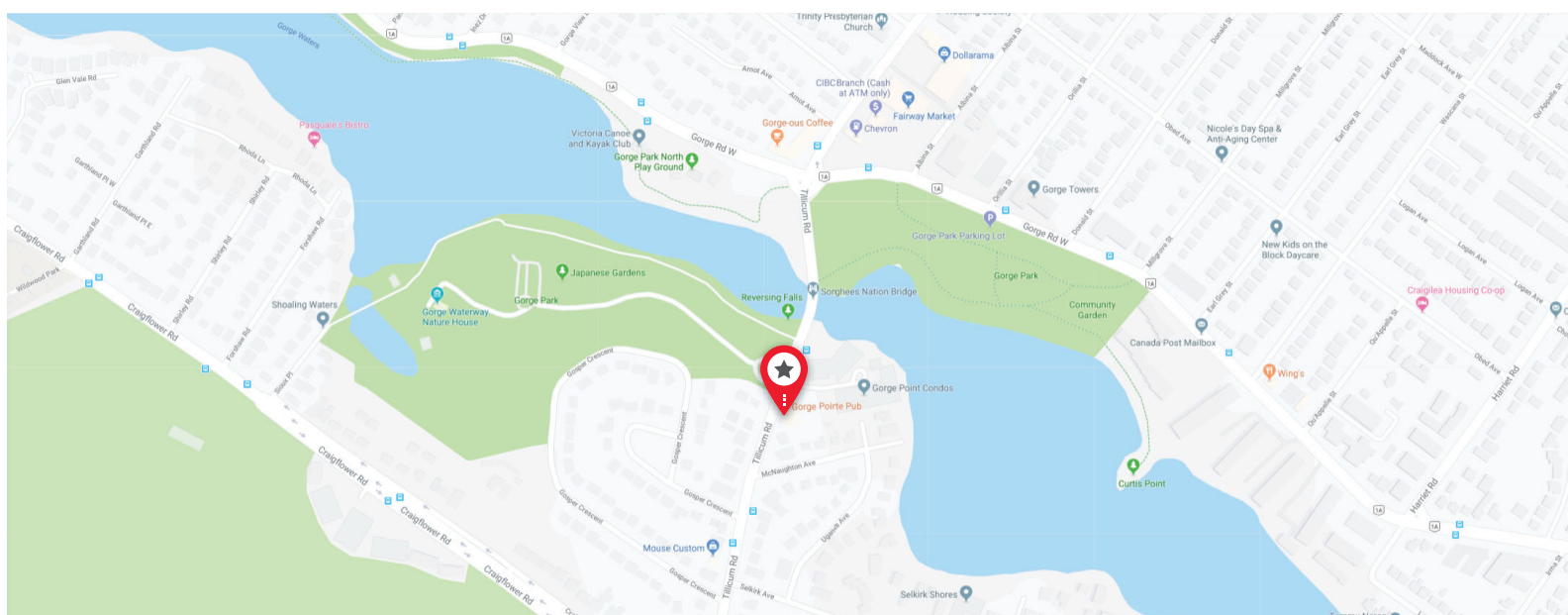
\$3,900,000





FOR SALE

GORGE POINTE PUB & LIQUOR STORE
1075 TILlicum ROAD
VICTORIA, BC



Adam Frizzell

Vice President

604 640 5840

adam.frizzell@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 07/19 no