

EXCLUSIVE LISTING



FOR SALE

WORLD CLASS LUXURY YACHT CENTRE IN THE SPECTACULAR VICTORIA HARBOUR



VICTORIA
INTERNATIONAL MARINA

Oceans Apart

CBRE

THE OPPORTUNITY

CBRE is pleased to present the opportunity to purchase the Victoria International Marina, a world-class facility in Victoria, BC which encompasses the multi-purpose Marina Office Building, Boom and Batten restaurant, as well as 28 moorage slips and 48 underground parking stalls. This custom-built facility was designed to attract owners of 65' to 175' yachts looking to explore the gateway to British Columbia's Northwest and Inside Passage. Setting the standard for upscale security and safety, this establishment provides top tier amenities, concierge services and crew facilities.

THE INVESTMENT HIGHLIGHTS

- ▶ An inter-generational opportunity to own a one-of-a-kind piece of the Capital's Inner Harbour
- ▶ A complete luxury destination with 28 slips including full complement of services, a multi-purpose marina office/event centre, a full service restaurant and 48 dedicated, underground parking stalls
- ▶ Recently constructed with no expense spared
- ▶ Full Yacht support and concierge services available
- ▶ Ideally located just north of the US border enroute to wilderness destinations such as Desolation Sound, Inside Passage and Alaska

DATA ROOM

Upon receipt of a Confidentiality Agreement, investors will be able to review the following information:

- Leases
- Floor plans
- Marina specifications
- Construction drawings/specs
- Building details

OFFER PROCESS

The properties are being offered unpriced where qualified parties are asked to sign a Confidentiality Agreement prior to gaining access to the secure data room. Tours will be scheduled following the initial marketing launch and offering instructions will be provided.



THE OVERVIEW

THE MARINA BUILDING

Fee Simple Property

- Multi-purpose service/events building
- Marina operations centre
- Executive concierge
- Crew lounge
- Office pods/boardroom
- Owner's private kitchen/bar
- Gym & games room
- Luxury bathroom/shower facilities



BOOM + BATTEN

Fee Simple Property

- High end restaurant/café/bar
- 166 Seats
- Stable holding income plus percentage rent

THE MARINA

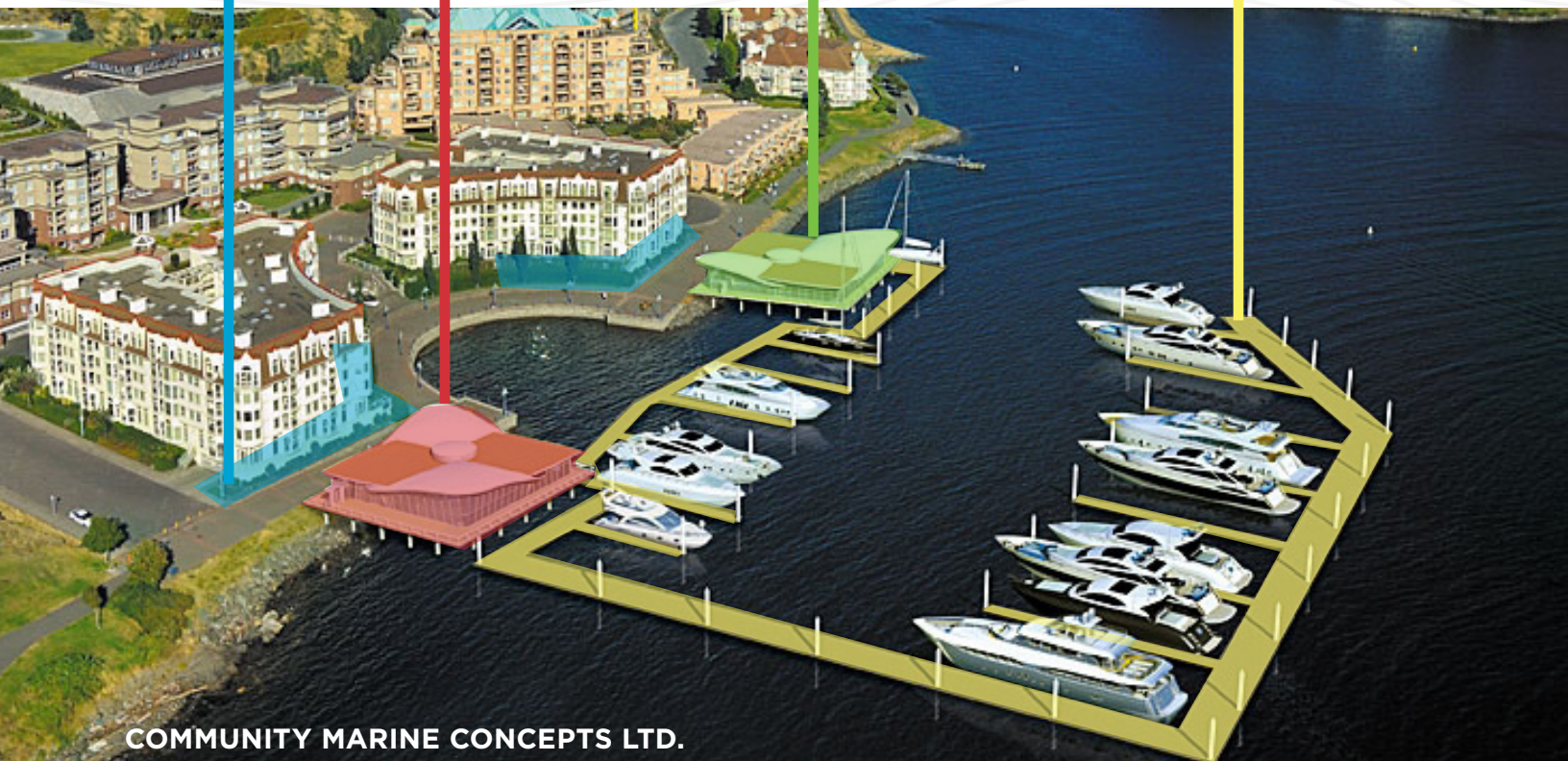
Pre-paid Water Lot Lease

- 28 slips
- 2,960 lineal feet of moorage
- Built for yachts 65'-175'
- Potential to expand and create additional moorage

THE PARKING

Pre-paid Land Lease

- 48 stalls
- Underground parking
- Land lease to year 2190



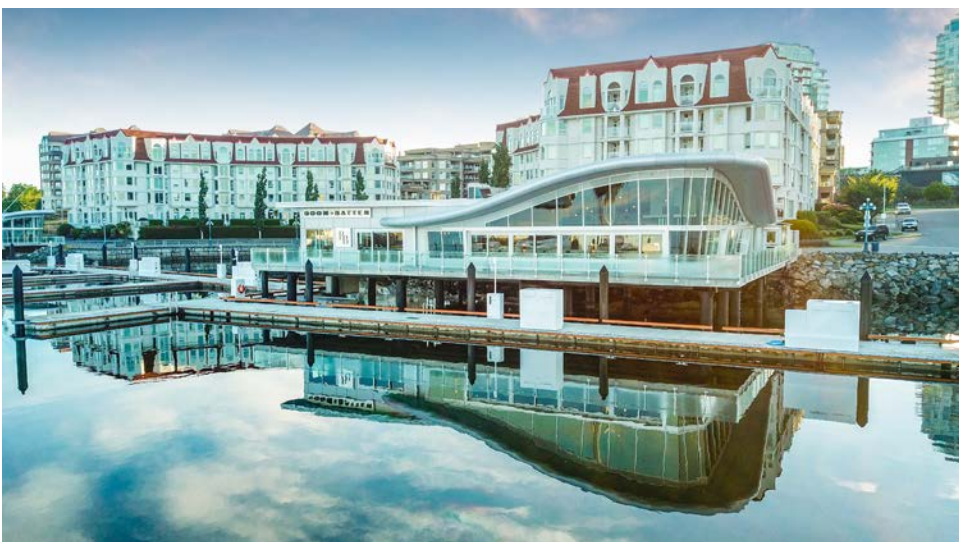
COMMUNITY MARINE CONCEPTS LTD.

CMC focuses on developing, acquiring, managing, and servicing luxury coastal properties that showcase the remarkable Pacific marine lifestyle. Our network of marine properties sets new standards for service and quality in nautical hospitality in British Columbia, drawing attention from the yachting community worldwide.

THE MARINA BUILDING

The Marina Building is a sanctuary of modern sophistication, offering services available to owners, their guests, and professional yacht crews. This award winning building encompasses numerous amenities that cater to private high-end owners, captains and crews. Clients are offered the support from the Marina Operations Centre, Executive Concierge, and numerous other services that lease one of many micro-offices in the building.

Address	1 Cooperage Place, Victoria, BC
PID	011-570-253
Legal	Lot 3 District Lot 119 Esquimalt District Plan 47008
Type	Fee Simple
Foundation	Reinforced Concrete Pad on 24 Driven Steel Piles
Building	Steel Superstructure with Aluminum Panels & Glass
Roof	Fully Adhered Single Ply 60mil Fleece Back PVC Roof Membrane
Amenities	<ul style="list-style-type: none">• Reception Lounge• Crew Club (Lounge, Showers, Fitness Room)• Communication Booths• Office Pods• Retail Space• Private Boardrooms• Owner's Kitchen/Bar• Top-of-the-line Security System• Building Control System• Wi-Fi• Private/Secure FOB Access



B O O M + B A T T E N

Inspired by the Pacific Northwest Surroundings, Boom and Batten elevates the culinary experience with an inventive menu showcasing local cuisine. Since opening their doors in June 2019, they have quickly established themselves as a high end dining experience in Victoria. The restaurant was designed to allow customers to experience waterfront dining at breakfast, lunch and dinner in either the café, bar, or main dining room.

Address	2 Paul Kane Place, Victoria, BC
PID	011-570-270
Legal	Lot 4 District Lot 119 Esquimalt District Plan 47008
Type	Fee Simple
Lease Term	2019-2029
Foundation	Reinforced Concrete Pad on 25 Driven Steel Piles
Building	Steel Superstructure with Aluminum Panels & Glass
Roof	Fully Adhered Single Ply 60mil Fleece Back PVC Roof Membrane
Leasable Area	7,242 Sq. Ft.
Slab Area	10,097.50 Sq. Ft.
Floor Area	7,137 Sq. Ft.
Seats	166



THE MARINA & PARKING

The Victoria International Marina is a world-class facility catering to yachts from 65' to 175' located at the gateway to British Columbia's Pacific Northwest and Inside Passage.

MARINA

Address	Cooperage Place, Victoria, BC
PID	030-296-561
Legal	Block A District 119 Esquimalt District (Plan EPC1711)
Type	Lease - Provincial Water Lot
Lease	V927098
Slips	28 Totaling 2,960 Lineal Feet
Security Surveillance	180% Coverage via 48 High Res Video & Thermal Cameras Monitored 24/7
Dock Structure	Concrete & Steel
Power Service	Marina-owned Private Unit Substation
Shore Power	2x50A + 1x100A 120/240V Single Phase Outlets at Each Slip 2x100A 277/480V Three Phase Outlets at Larger Slips
Portable Water	2 Potable Water Spigots at Each Slip Provide Guests with Some of the Best Drinking Water
Black Water/ Sanitary	High Vacuum, High Discharge, Fully Redundant Slip-side Sanitary Pump Out System
Finishing Hardware	316 Stainless Steel with all Exposed Heads Mirror Polished
Fire	12 Regularly Tested Fire Hydrant Connections

PARKING

Address	Cooperage Place, Victoria, BC
Legal	48 Parking Stalls at Lot A District 119, Esquimalt District, Plan 47488
Type	Lease
Lease	ED035862
Stalls	48



CONNECTIVITY



The Pacific Ocean offers the newest product for yachters who are seeking solitude, adventure and escape. Victoria is the gateway to the Inside Passage and the Canadian Pacific Marine Cruising Corridor connecting 2,700 kilometers of coastal wonder. An extraordinary combination of land and sea make the Pacific Northwest one of the most compelling destinations in the world. Boaters can cruise the pristine coast of Washington, British Columbia's Salish Sea and Alaska, including the Inside Passage - a maze of deep channels, quiet coves, majestic marine life and forested islands.





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