

The LEISER
BUILDING
524 • 530 • 534 YATES STREET

NOW
FOR SALE

THE LEISER LOFTS

A LEGEND IS REBORN

LOFTS AND 1 BEDROOM CONDOMINIUMS

Affordable Prices From \$235,000

Never before and never again will this purchasing opportunity be available - acquire a true downtown loft a stone's throw from the Victoria waterfront.



B C C O N D O S . N E T





An historic heritage
building conversion
by a proven and
award winning
heritage developer.



PROJECT FEATURES

EXTERIOR

The wonderful facades and elevations of these buildings are set to be redeemed.

The rehabilitation of 524/530/534 Yates Street will include painting of the wooden window/door frames, the parapet & finials plus updating existing entryways, wrought iron gates and light fixtures.

COMMON AREAS

The unique Courtyard, with patio, linked to Waddington Alley & Yates Street via a classic Old Town style alley is yours to enjoy. The Rooftop Garden will surely be an oasis in the heart of Old Town's active atmosphere with unparalleled views of the inner harbour.

INTERIOR

Featuring:

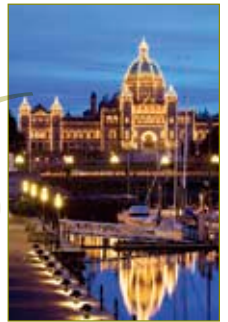
- True loft style with a loft sleeping area and an open plan main floor.
- Engineered flooring on main levels.
- Level loop carpet in lofts.
- Marmoleum floors in bathrooms.
- Contemporary lighting throughout.
- Durable laminate countertops, tile backsplash and maple wood cabinet doors & drawers in kitchens.
- Appliance package will include a fridge, stove, dishwasher and stacked washer/dryer.
- A common garden terrace on the roof.
- The zoning will permit live/work occupancy and vacation rentals.
- There will be a 10 year abatement of real estate taxes as granted by the city of Victoria through a municipal program to encourage the restoration of heritage buildings into residential use.

NEW HOME WARRANTY

Provided by St. Paul Guarantee

LeFevre & Company reserves the right to make modifications and changes to floorplans, specifications and features. Floorplans and final sizes may vary.





DOWNTOWN LIVING

OLD TOWN

Painstakingly renovated and restored over recent years, Victoria's Old Town boasts many historic buildings and old-fashioned shops. Bastion Square occupies the site of the original Fort Victoria, constructed in 1843. Market Square and the hidden away Trounce Alley, the site of The Leiser Building, round out this charming section of downtown Victoria.

ARTS

In the heart of Victoria's Arts District you will be close to Theatre Events, The Pacific Opera, Ballet Victoria, Movie Theatres, Galleries and the many exciting festivals that call Victoria's Downtown and Inner Harbour home each year.

DINING

Victoria is home to diverse cuisine choices. At your front door you are moments from: Ferris' Oyster Bar, Cafe Matisse, Il Terazzo, Willies Bakery, Lucianos, Azuma Sushi, John's Place and the many choices of China Town to name but a few.

SHOPPING

Just steps away from: Market Square, Trounce Alley, Mountain Equipment Co-op, Lululemon, Outlooks for Men, Hughes, Eddie Bauer, Chintz & Company and many more boutiques that have made areas such as Antique Row and the Designer District a must see for Victoria's many visitors and residents.

ACTIVITIES

Cycle the Galloping Goose, paddle or row on the Gorge Waterway, sign up for Yoga, join the YMCA or just relax at an outdoor coffee shop with a book. Take a stroll around the inner harbour and watch the boats & street performers that make Victoria's waterfront the vibrant place it is today. Downtown Victoria is full of activities to engage everyone.



PROJECT TEAM

DEVELOPER - LEFEVRE & COMPANY - VICTORIA BC

A broad based developer with a proven track record operating in the field of development, construction, conversion and investment real estate. Their Herald Street Properties, The Biggerstaff & B. Wilson Buildings, won awards from the Hallmark Society, The Heritage Society of BC and the Victoria Real Estate Board – Commercial Division for heritage conversion and restoration.

BUILDER - THE KNAPPETT GROUP - VICTORIA BC

The Knappett Group was formed in 1983 as a General Contracting & Construction Management Firm serving the Pacific Northwest. They have since completed over 300 various projects in British Columbia, including Multi-Family Residential Projects, for a diverse client list. Their Head Office is located in Victoria, B.C. with Branch Offices in Nanaimo and Courtenay, B.C.

ARCHITECT - INSIDEOUT PLANNING & ARCHITECTURE LTD. - SYDNEY BC

InsideOut believe in sustainable design. One aspect of which is the adaptive re-use of older buildings, and their firm has substantial experience in the modification of heritage or older building, thus avoiding demolition of what is a valuable part of the built environment. They have a keen interest in interior design and prefer making a simple statement through the use of contrasting colour and natural material selection.



Yates Street Building Elevation



THE LEISER BUILDING PRICE LIST

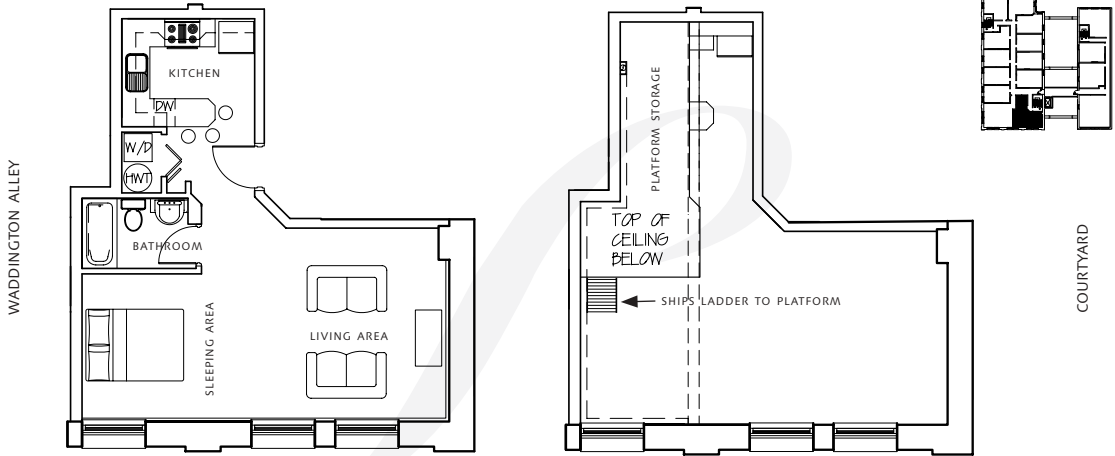
UNIT	FLOOR	UNIT NAME	POSITION	TYPE	SPECIAL FEATURES	AREA SQ. FT.	PRICE
1	2nd Flr	Leiser	South	Studio	Platform Storage	511	\$285,000
2	2nd Flr	Ewert	South/West	Studio / Mezzanine Sleeping Loft	174sf Loft	783	\$390,000
3	2nd Flr	Yates	West	Studio / Mezzanine Sleeping Loft	144sf Loft	504	\$280,000
4	2nd Flr	Langley	West	Studio / Mezzanine Sleeping Loft	144sf Loft	504	\$280,000
5	2nd Flr	Johnson	West	Studio / Mezzanine Sleeping Loft	144sf Loft	504	\$280,000
6	2nd Flr	Wharf	West	Studio / Mezzanine Sleeping Loft	128sf Loft	518	\$285,000
7	2nd Flr	Government	West	Studio / Mezzanine Sleeping Loft	154sf Loft	542	\$295,000
8	2nd Flr	Klondike	East	Studio / Mezzanine Sleeping Loft	145sf Loft	533	\$290,000
9	2nd Flr	Pither	East	Studio / Mezzanine Sleeping Loft	148sf Loft	532	\$290,000
10	2nd Flr	Chandlery	East	Studio / Mezzanine Sleeping Loft	144sf Loft	504	\$275,000
11	2nd Flr	Morley	East	Studio / Mezzanine Sleeping Loft	144sf Loft	504	\$275,000
12	2nd Flr	Earle	East	Studio / Mezzanine Sleeping Loft	148sf Loft	518	\$275,000
13	2nd Flr	Hooper	North	Studio		592	\$315,000
14	2nd Flr	Oriental	West	Studio		405	\$235,000
15	2nd Flr	Wooden	West	Studio		527	\$280,000
16	2nd Flr	Hudson's	South/West	Studio	Window Wall	811	\$415,000
17	Penthouse	Ellice	South	Studio / Mezzanine Sleeping Loft	117sf Loft	714	\$385,000
18	Penthouse	Waddington	SouthWest	Studio / Mezzanine Sleeping Loft	174sf Loft	779	\$425,000
19	Penthouse	Amor	West	Studio / Mezzanine Sleeping Loft	144sf Loft	509	\$295,000
20	Penthouse	Fan Tan	West	Studio / Mezzanine Sleeping Loft	144sf Loft	509	\$285,000
21	Penthouse	Bastion	West	Studio / Mezzanine Sleeping Loft	144sf Loft	509	\$285,000
22	Penthouse	Pitts	West	Studio / Mezzanine Sleeping Loft	128sf Loft	523	\$290,000
23	Penthouse	Trounce	West	Studio / Mezzanine Sleeping Loft	170sf Loft	590	\$320,000
24	Penthouse	Paper Box	East	Studio / Mezzanine Sleeping Loft	143sf Loft	544	\$290,000
25	Penthouse	Swans	East	Studio / Mezzanine Sleeping Loft	148sf Loft	541	\$290,000
26	Penthouse	Lewis	East	Studio / Mezzanine Sleeping Loft	144sf Loft	509	\$280,000
27	Penthouse	Moore	East	Studio / Mezzanine Sleeping Loft	144sf Loft	509	\$280,000
28	Penthouse	Music	East	Studio / Mezzanine Sleeping Loft	148sf Loft	523	\$280,000
29	Penthouse	Majestic	North	Studio		579	\$320,000
30	Penthouse	Royal	West	Studio		410	\$235,000
31	Penthouse	Williams	West	Studio		537	\$285,000
32	Penthouse	Le Fevre	South/West	Studio	Arch Window Wall	833	\$445,000

LeFevre & Company reserves the right to make modifications and changes to floorplans, specifications and features. Floorplans and final sizes may vary. Prices subject to change and do not include GST.



THE LEISER BUILDING FLOOR PLANS

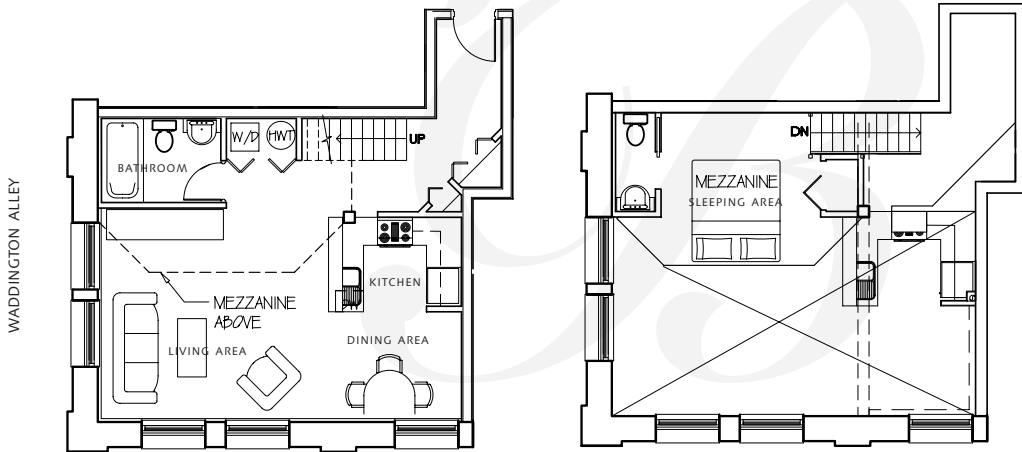
UNIT 1
TYPICAL FLOORPLAN



MAIN FLOOR
511 SQ.FT.

YATES STREET

UPPER PLATFORM



MAIN FLOOR
APPROXIMATELY 609 SQ.FT.

YATES STREET

MEZZANINE
174 SQ.FT.

UNITS 2 & 18
TYPICAL FLOORPLAN

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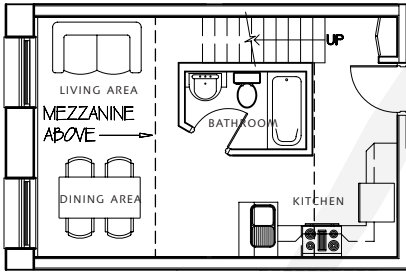
THE LEISER BUILDING FLOOR PLANS

UNITS 3,4,5,19,20,21

TYPICAL FLOORPLAN

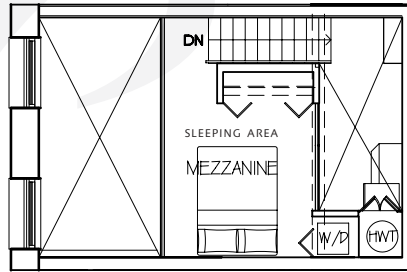


WADDINGTON ALLEY



MAIN FLOOR

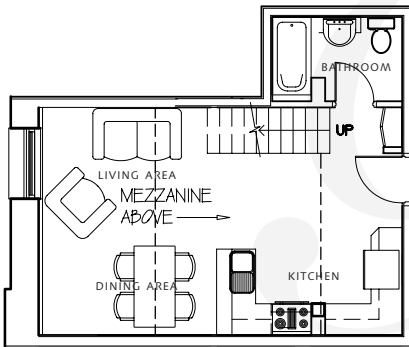
APPROXIMATELY 360 SQ.FT.



MEZZANINE

144 SQ.FT.

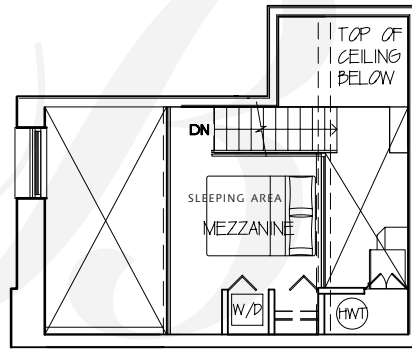
WADDINGTON ALLEY



MAIN FLOOR

APPROXIMATELY 390 SQ.FT.

YATES STREET



MEZZANINE

128 SQ.FT.

UNITS 6 & 22

TYPICAL FLOORPLAN



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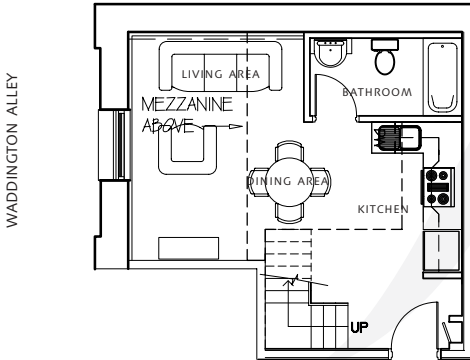


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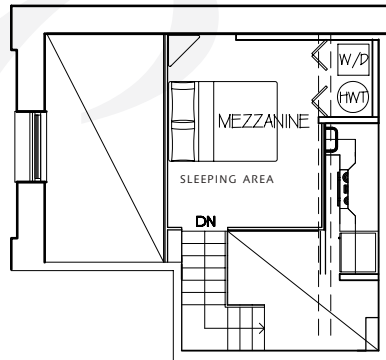
THE LEISER BUILDING FLOOR PLANS

UNITS 7 & 23 TYPICAL FLOORPLAN



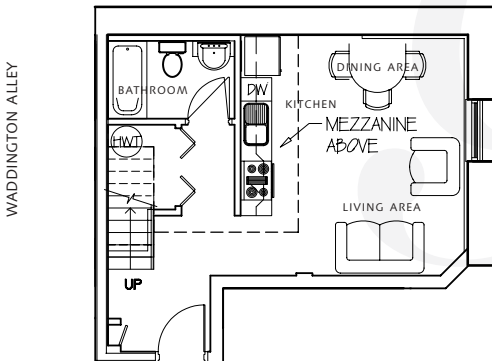
MAIN FLOOR

APPROXIMATELY 388 SQ.FT.



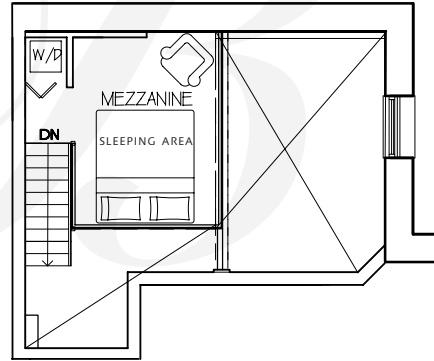
MEZZANINE

APPROXIMATELY 154 SQ.FT.



MAIN FLOOR

APPROXIMATELY 388 SQ.FT.

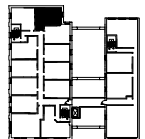


MEZZANINE

APPROXIMATELY 145 SQ.FT.

COURTYARD

UNITS 8 & 24 TYPICAL FLOORPLAN



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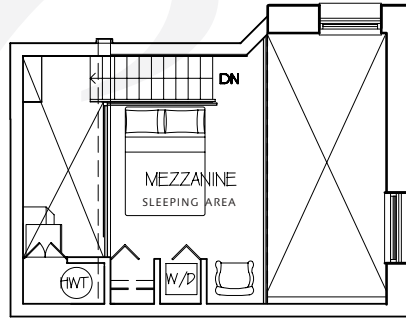
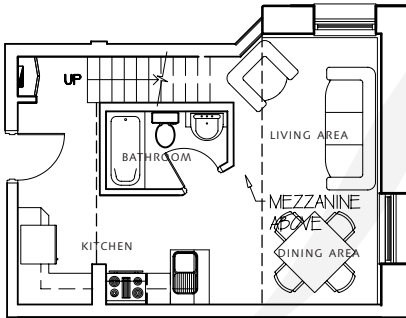


THE LEISER BUILDING FLOOR PLANS

UNITS 9 & 25 TYPICAL FLOORPLAN



WADDINGTON ALLEY



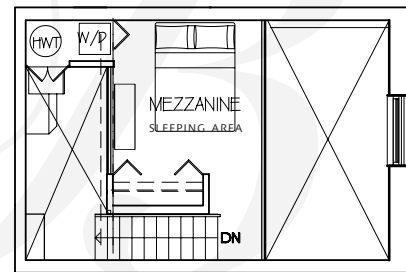
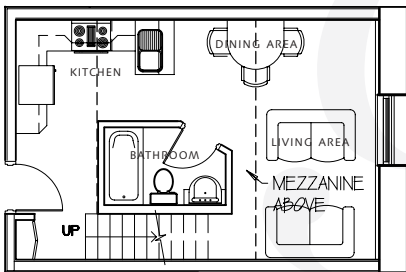
COURTYARD

MAIN FLOOR
APPROXIMATELY 384 SQ.FT.

YATES STREET

MEZZANINE
148 SQ.FT.

WADDINGTON ALLEY



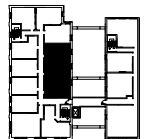
COURTYARD

MAIN FLOOR
APPROXIMATELY 360 SQ.FT.

YATES STREET

MEZZANINE
APPROXIMATELY 144 SQ.FT.

UNITS 10,11,12,26,27,28
TYPICAL FLOORPLAN



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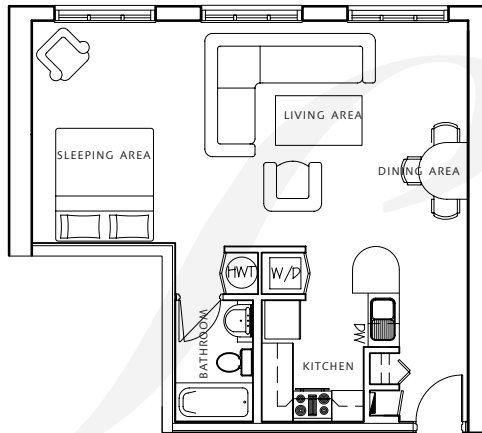
THE LEISER BUILDING FLOOR PLANS

UNIT 13

TYPICAL FLOORPLAN



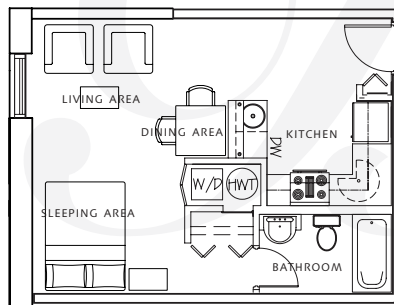
COURTYARD



MAIN FLOOR
592 SQ.FT.

YATES STREET

COURTYARD

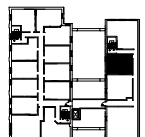


MAIN FLOOR
APPROXIMATELY 405 SQ.FT.

YATES STREET

UNITS 14 & 30

TYPICAL FLOORPLAN



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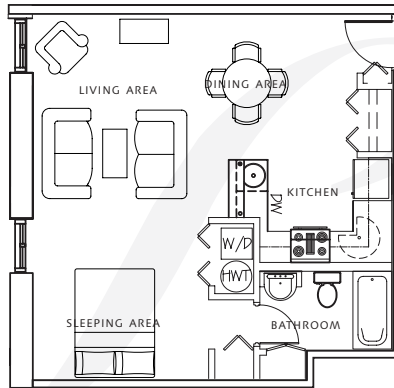


THE LEISER BUILDING FLOOR PLANS

UNITS 15 & 31 TYPICAL FLOORPLAN



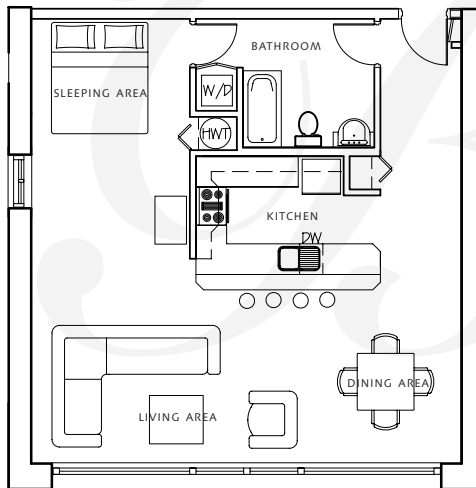
COURTYARD



MAIN FLOOR APPROXIMATELY 527 SQ.FT.

YATES STREET

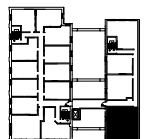
COURTYARD



MAIN FLOOR APPROXIMATELY 811 SQ.FT.

YATES STREET

UNITS 16 & 32 TYPICAL FLOORPLAN

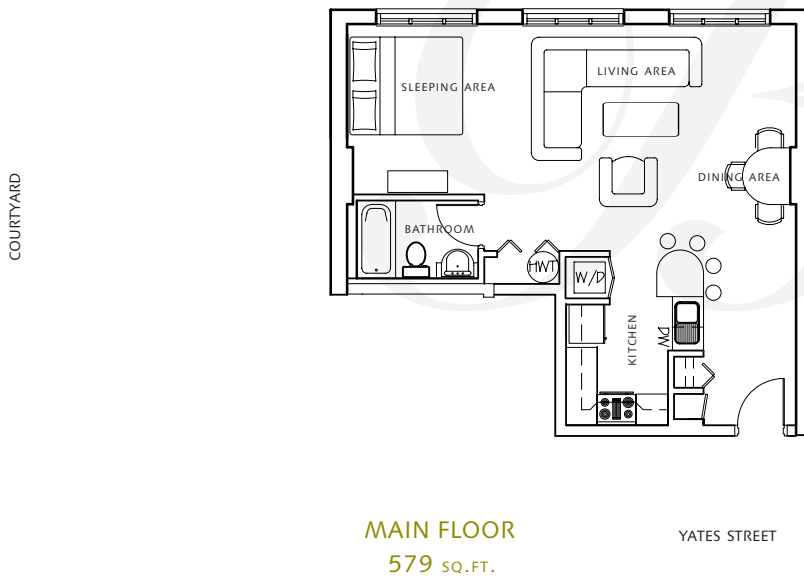
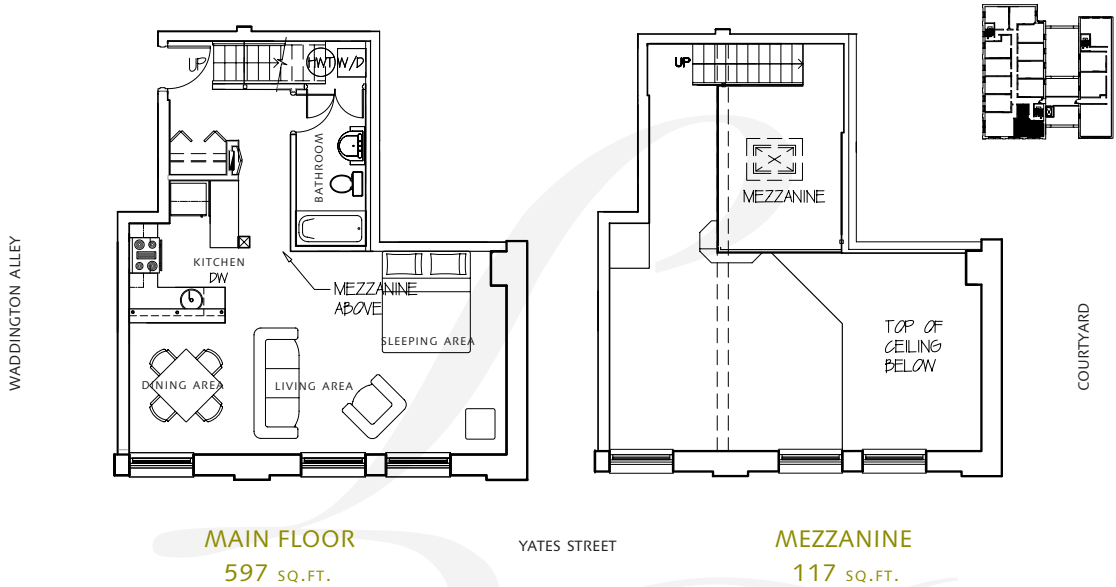


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THE LEISER BUILDING FLOOR PLANS

UNIT 17 TYPICAL FLOORPLAN



UNIT 29 TYPICAL FLOORPLAN

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1896





The LEISER BUILDING

524 • 530 • 534 YATES STREET

“ When Thomas Earle and Simon Leiser constructed their warehouses in order to provision those heading to the Gold Rush they never imagined there would be a day for “loft living” in the fine buildings they constructed”.

Chris Le Fevre

President of the Le Fevre Group of companies.



B C C O N D O S . N E T



The LEISER BUILDING

524 • 530 • 534 YATES STREET

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**LeFevre
& Company**
PARTNERS IN YOUR FUTURE



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