

FOR SALE

UNIT 200 - 1964 FORT STREET
VICTORIA, BC



Medical/Professional Office

- ✓ Owner occupier or investor opportunity
- ✓ 762 Sq. Ft. second floor office strata unit
- ✓ Well appointed improvements for a wide variety of uses
- ✓ Turn key premises for Medical Professionals
- ✓ 1 reserved parking stall + ample parking for visitors
- ✓ Located on the high traffic corridor of Fort Street, on the border of Oak Bay, Victoria, and Saanich, offering convenient access to numerous residents in the area

The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase a strata office space on Fort Street. Located in the amenity rich area of Fort & Foul Bay, the property is centrally located and easily accessible from Oak Bay, Victoria, and Saanich. A turnkey opportunity for a Medical or Professional office, the property consists of a reception, three treatment rooms/offices, an administrative office/lunchroom, reception, waiting area, reserved parking stall, and ample visitor parking.

The Details

Civic Address	200-1964 Fort Street, Victoria BC
PID	000-530-115
Legal Address	Strata Lot 14 Plan VIS842 Section 76 Land District 57
Zoning	R3-A2 Low Profile Multiple Dwelling District
Year Built	1978
On-site Parking	1 Reserved Stall + Ample Visitor Parking
Heating/AC	HVAC
Unit Size	762 Sq. Ft. (BC Assessment)
Strata Fees	\$623.35 Per Month
Property Taxes	\$1,696.83 (2021)

PRICE **\$369,000**





Back of Reception



Treatment Room #3



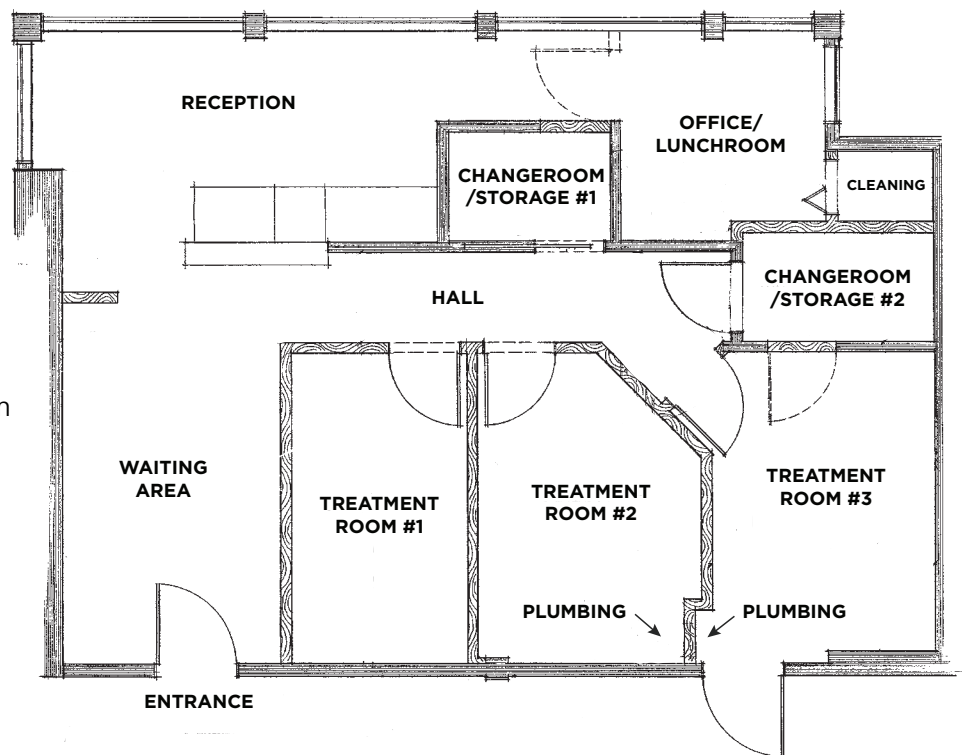
Waiting Area/Reception

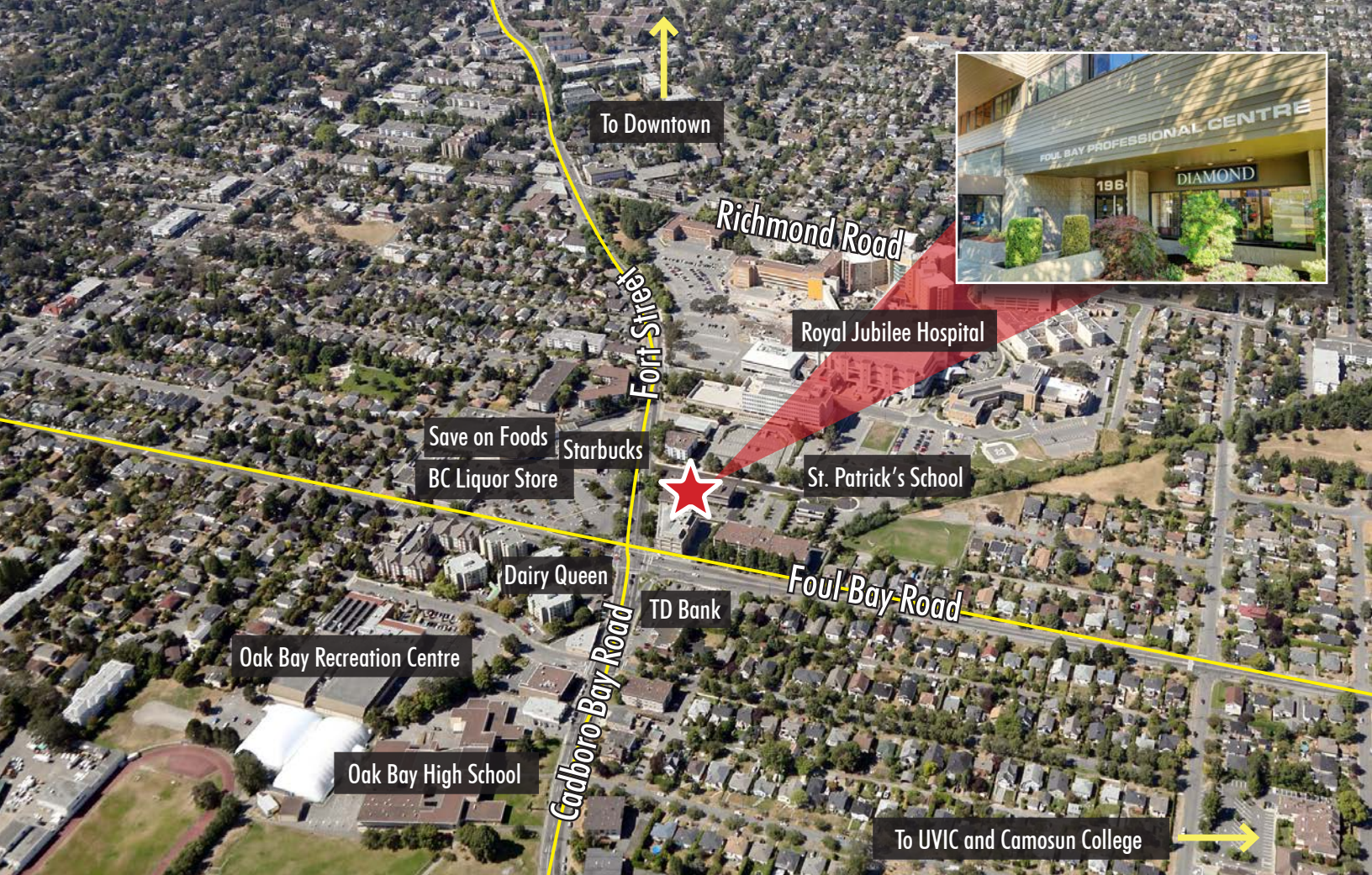


Back of Reception

Floorplan

- ✓ 3 treatment rooms/offices
- ✓ Reception/waiting area
- ✓ Administrative office/lunchroom
- ✓ 2 changerooms/storage areas
- ✓ Kitchenette
- ✓ Existing plumbing for sinks





The Location

The subject property is surrounded by a host of lifestyles amenities on the border of Victoria and Oak Bay, BC. Fort Street and Foul Bay Road is a commercial center of Oak Bay, host to a perfect mix of working professionals and modern amenities. As one of the most sought after neighbourhoods in Greater Victoria, developers have targeted this area for extensive future growth. This vibrant and affluent neighbourhood combines miles of beaches lining the waterway, golf and yacht clubs, and exquisite dining and shopping options all in a spectacular natural setting.

Contact

Chris Rust

Personal Real Estate Corporation
 Senior Vice President
 Brokerage Services
250 386 0005
 chris.rust@cbre.com

Ross Marshall

Personal Real Estate Corporation
 Senior Vice President
 Brokerage Services
250 386 0004
 ross.marshall@cbre.com

INVESTMENT PROPERTIES GROUP
 VICTORIA

CBRE Limited | 1026 Fort Street | Victoria, BC V8V 3K4 | www.cbrevictoria.com

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