

For Sale



BLANSHARD ST

FISGARD ST

## Development & Owner/Occupier Opportunity

### 817 Fisgard Street | Victoria, BC

- + 2,500 SF Office/Retail Building on 10,266 SF Lot
- + Excellent Redevelopment Potential, Up to 4.5:1 FSR
- + Adjacent Property Also Available for Larger Land Assembly (24,828 SF)
- + Accommodating Zoning for Owner/Occupier
- + 20+ Surface Parking Stalls
- + Mix of Private Offices, Staff Areas, & Kitchen
- + Located in Emerging Hudson District
- + Neighbourhood Undergoing Densification and Revitalization
- + Walking Distance to the Central Business District, Amenities & Shopping

## The Opportunity

The CBRE Investment Properties Group is pleased to present the opportunity to purchase a 2,500 Sq. Ft. freestanding office/retail building on a 10,266 Sq. Ft. lot located in Victoria's emerging Hudson District. The property offers a mix of private offices, staff areas, kitchen, 20+ surface parking stalls, and accommodating zoning for owner/occupiers. The vendor could consider a short term leaseback providing holding income to the purchaser. With potential density of up to 4.5:1 FSR, the site has significant development upside. The neighbouring property (1601 Blanshard Street) is also available for purchase under a separate offering, providing a combined 24,828 Sq. Ft. of development land.

## The Details

Civic Address	817 Fisgard Street, Victoria, BC V8V 3N1
Legal Address	Lot A Suburban Lot 4 Victoria City Plan VIP74944
PID	025-608-584
Lot Size	10,226 SF / 0.235 Acres
Gross Building Area	2,500 SF
Year Built	1953
Construction	Concrete Block
Roofing	Torch-On
Electrical	400 amp + Natural Gas Backup Generator
Heating	Roof Mounted Heat Pump
Parking	20+ Surface Parking Stalls
Property Taxes	\$39,095 (2021)
OCP Buildable Area	46,017 SF
Price Per OCP Buildable	\$76 PSF
PRICE REDUCED!	<del>\$4,995,000</del> \$3,495,000

## Zoning + OCP

**Zoning:** R3-C Central Area Residential District

**Current FSR:** 2.5:1 (up to 3.1 if site coverage less than 50%)

**Uses Permitted, But Not Limited To:**

- ✓ Multiple Dwellings
- ✓ Churches
- ✓ Business or Professional Office
- ✓ Retail Stores
- ✓ Restaurants
- ✓ Assembly
- ✓ Private or Commercial Care Facility
- ✓ Rest Homes, Nursing Homes, Hospitals

**OCP:** Urban Core - Core Residential

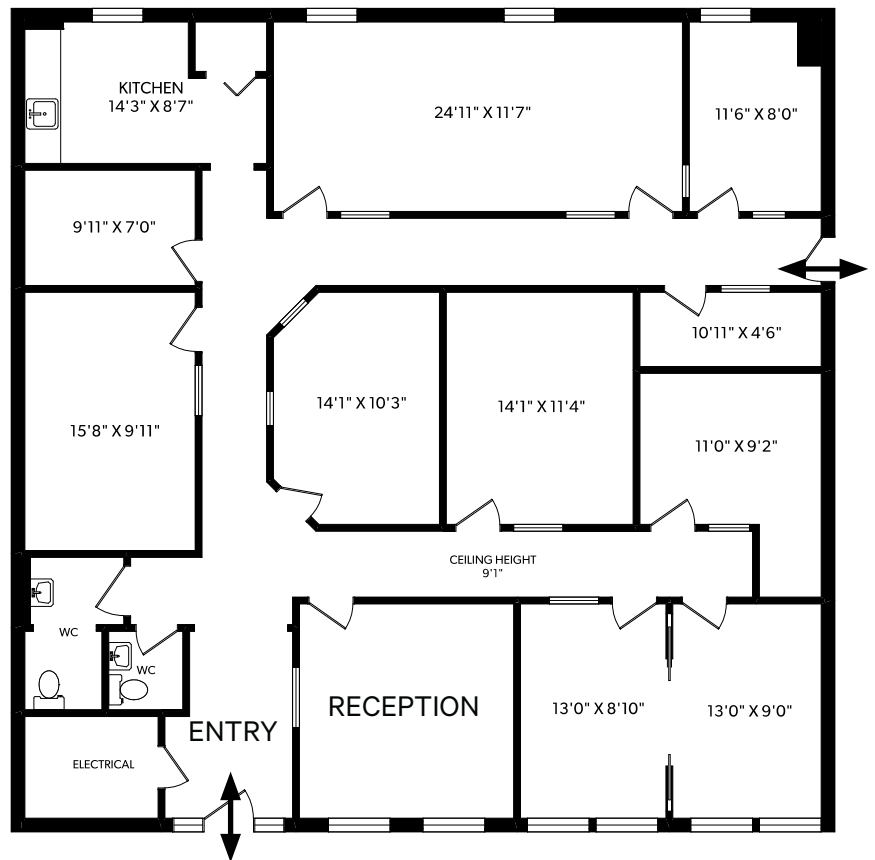
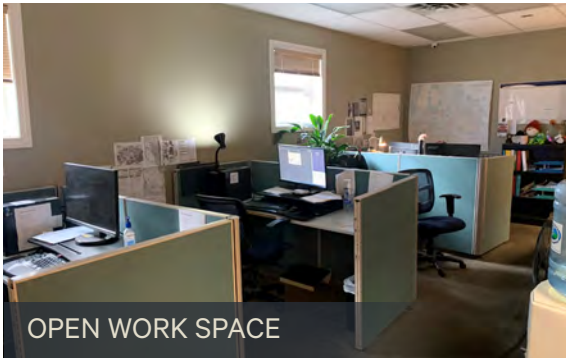
**Form:** Multi-unit residential, commercial and mixed-used buildings from 3 storeys up to approximately 20 storeys.

**Density:** FSR: 3:1 up to approx. 4.5:1 with City of Victoria Bonus Density System (Area B-2)

[CLICK HERE TO VIEW CITY OF VICTORIA BONUS DENSITY SYSTEM](#)



# The Floorplan



**Combined Lot Size - 24,828 SF | OCP Buildable Area - 119,027 SF**  
 (817 Fisgard Street + 1601 Blanshard Street)





**Subject Property**

**LOCATION:** The Subject Property is located on Fisgard Street, in the North-East quadrant of Downtown Victoria in the emerging Hudson District. Home to many of Victoria's most prominent new residential development sites, the area provides access to a wide range of amenities such as the Hudson Market and Save-On Foods Arena and is walking distance to the Central Business District and Chinatown.

## 817 Fisgard Street | Victoria, BC

### Contact Us

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