

REDUCED PRICE!

OWNER-OCCUPIER & DEVELOPMENT OPPORTUNITY

817 Fisgard Street

VICTORIA, BC

CBRE



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 DETAILS

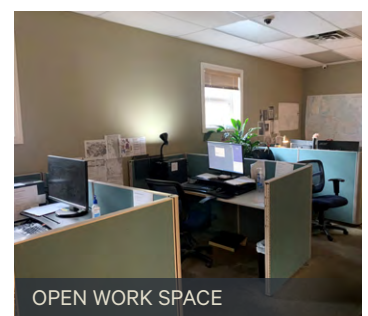
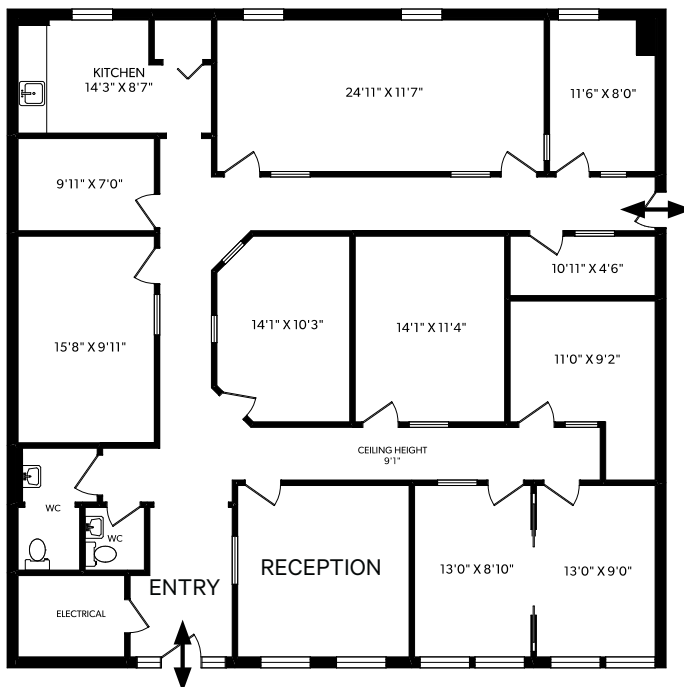
Municipal Address:	817 Fisgard Street, Victoria, BC
PID:	025-608-584
Lot Size:	10,226 SF / 0.235 Acres
Building Area	2,500 SF
Year Built:	1953
Construction:	Concrete Block
Roofing:	Torch-On
Electrical:	400 Amp + Natural Gas Generator
Heating:	Roof Mounted Heat Pump
Parking:	20+ Surface Parking Stalls
Zoning:	R3-C Central Area Residential
Property Taxes:	\$58,221.43 (2025)
OCP Buildable Area:	46,017 SF
Price Per Buildable:	\$61 PSF

HIGHLIGHTS

- + 20+ on-site surface parking stalls, off-site street parking & nearby parkades
- + Mix of private offices, boardrooms, staff areas, & open space
- + Tremendous signage/branding opportunity for owner occupier
- + Neighbourhood undergoing densification and revitalization
- + Over 46,000 SF of OCP buildable area (\$61 PBSF)
- + Vacant possession - ideal for owner occupier

PRICE: ~~\$2,950,000~~ ~~\$2,795,000~~ **\$2,595,000**

FLOOR PLAN



ZONING

Zoning: R3-C Central Area Residential District

Current FSR: 2.5:1 (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

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](#)





SUBJECT PROPERTY

**SAVE-ON FOODS
ARENA**

**817 FISGARD STREET
VICTORIA, BC**

PRICE: \$2,595,000

OWNER-OCCUPIER & DEVELOPMENT OPPORTUNITY

EXCLUSIVE ADVISORS:

Chris Rust

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

Ross Marshall

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

CBRE

www.cbre.ca
www.cbrevictoria.com

CBRE LIMITED 1026 FORT STREET | VICTORIA, BC V8V 3K4 | WWW.CBREVICTORIA.COM

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envision Analytics, Microsoft Bing, Google Earth.