

FOR SALE

# OWNER-OCCUPIER & DEVELOPMENT OPPORTUNITY

## 817 Fisgard Street

VICTORIA, BC



BLANSHARD ST

FISGARD ST

**CBRE**

INVESTMENT PROPERTIES GROUP  
VICTORIA

# 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.

## 817 FISGARD STREET - THE DETAILS

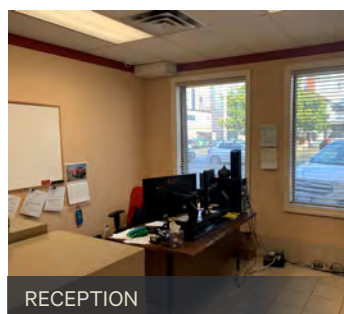
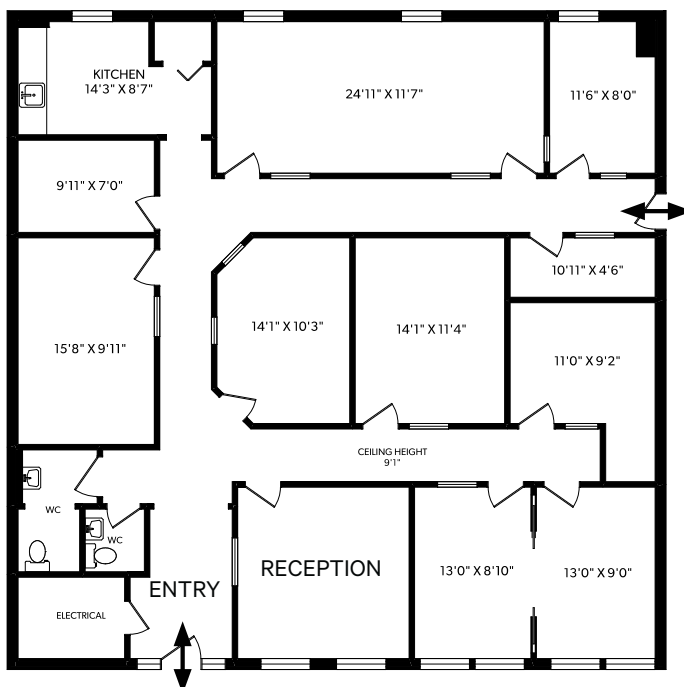
<b>Municipal Address:</b>	817 Fisgard Street, Victoria, BC
<b>PID:</b>	025-608-584
<b>Lot Size:</b>	10,226 SF / 0.235 Acres
<b>Building Area</b>	2,500 SF
<b>Year Built:</b>	1953
<b>Construction:</b>	Concrete Block
<b>Roofing:</b>	Torch-On
<b>Electrical:</b>	400 Amp + Natural Gas Generator
<b>Heating:</b>	Roof Mounted Heat Pump
<b>Parking:</b>	20+ Surface Parking Stalls
<b>Zoning:</b>	R3-C Central Area Residential
<b>Property Taxes:</b>	\$39,816 (2023)
<b>OCP Buildable Area:</b>	46,017 SF
<b>Price Per Buildable:</b>	\$61 PSF

## HIGHLIGHTS

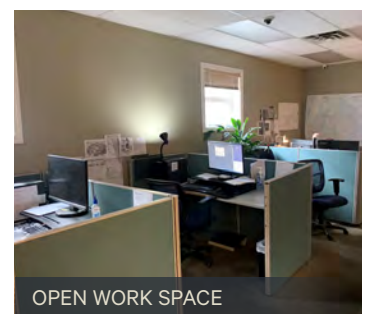
- + 9 on-site surface parking stalls, off-site street parking & nearby parkades
- + Mix of private offices, boardrooms, staff areas, & open space
- + Tremendous signage/branding opportunity for owner occupier
- + Neighbourhood undergoing densification and revitalization
- + Over 46,000 SF of OCP buildable area (\$61 PBSF)
- + Vacant possession - ideal for owner occupier

PRICE: ~~\$3,195,000~~ ~~\$2,950,000~~ **\$2,795,000**

## FLOOR PLAN



RECEPTION



OPEN WORK SPACE

# 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**

**817 FISGARD STREET  
VICTORIA, BC**

**PRICE: \$2,795,000**

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