

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

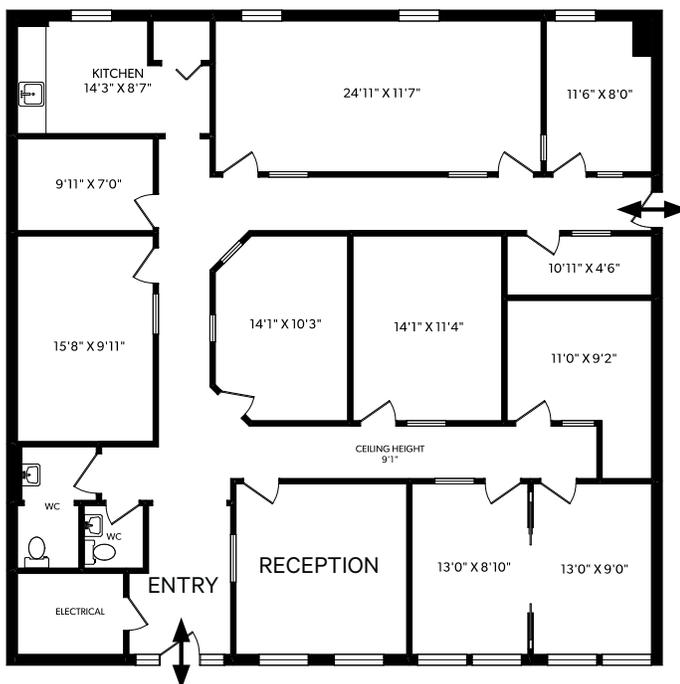
Municipal Address:	817 Fisgard Street, Victoria, BC
PID:	025-608-584
Lot Size:	10,226 SF / 0.235 Acres
Building Area	2,500 SF
Year Built:	1953
Construction:	Concrete Block
Roofing:	Torch-On
Electrical:	400 Amp + Natural Gas Generator
Heating:	Roof Mounted Heat Pump
Parking:	20+ Surface Parking Stalls
Zoning:	R3-C Central Area Residential
Property Taxes:	\$58,221.43 (2025)
OCP Buildable Area:	46,017 SF
Price Per Buildable:	\$50 PBSF

HIGHLIGHTS

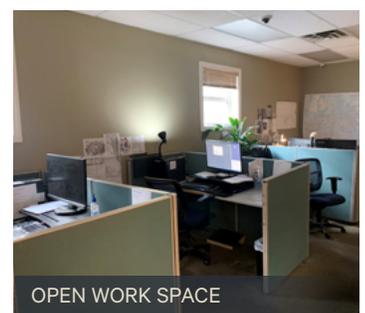
- + 20+ on-site surface parking stalls, off-site street parking & nearby parkades
- + Mix of private offices, boardrooms, staff areas, & open space
- + Tremendous signage/branding opportunity for owner occupier
- + Neighbourhood undergoing densification and revitalization
- + Over 46,000 SF of OCP buildable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

PRICE: ~~\$2,950,000~~ ~~\$2,795,000~~ **\$2,295,000**

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: \$2,295,000

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