

**For Sale**

# 3500 Quadra Street

Saanich, BC



Subject Property

## Investor/Owner-Occupier Opportunity With Future Development Upside

- + 4 Unit, 5,262 SF retail building on a 10,444 SF lot
- + Located on the Northwest corner of a high traffic intersection with excellent street visibility
- + Accommodating C-2 zoning allows for a wide range of commercial uses
- + 13 surface parking stalls on-site
- + Owner/occupier opportunity with one unit on a month to month lease
- + Strong future development upside with neighbourhood/village designation in the Saanich OCP

**CBRE**

INVESTMENT PROPERTIES GROUP  
VICTORIA

# The Offering

The CBRE Victoria Investment Properties Group is pleased to present the opportunity to purchase a 4 unit, 5,262 SF building on a 10,444 SF lot on the corner of Quadra St & Cloverdale Ave. With excellent traffic counts, street visibility, 13 surface parking stalls on-site and accommodating C-2 zoning, the subject property is a desirable location for a wide range of occupiers. Currently fully tenanted, there is one unit on a month to month lease providing an owner/occupier opportunity. The neighbourhood/village designation within the Saanich OCP represents strong future development upside with residential and mixed-use building forms of up to 4 storeys.

## The Details

**Civic Address:** 101-3500 Quadra Street  
Saanich, BC V8X 1G9

**Legal Address:** Lot 1, Plan VIP25520 Land  
District 57 OF Lots 246 & 247

**PID:** 005-562-830

**Lot Size:** 10,444 SF

**Building Area:** 5,262 SF

**Year Built:** 1945

**Construction:** Wood Frame

**Electrical:** 400 Amp Main

**Roofing:** Sloped Torch-On Membrane

**Parking:** 13 Surface Parking Stalls

**Property Taxes:** \$27,609.47 (2022)

**Price: \$2,400,000**



# Zoning

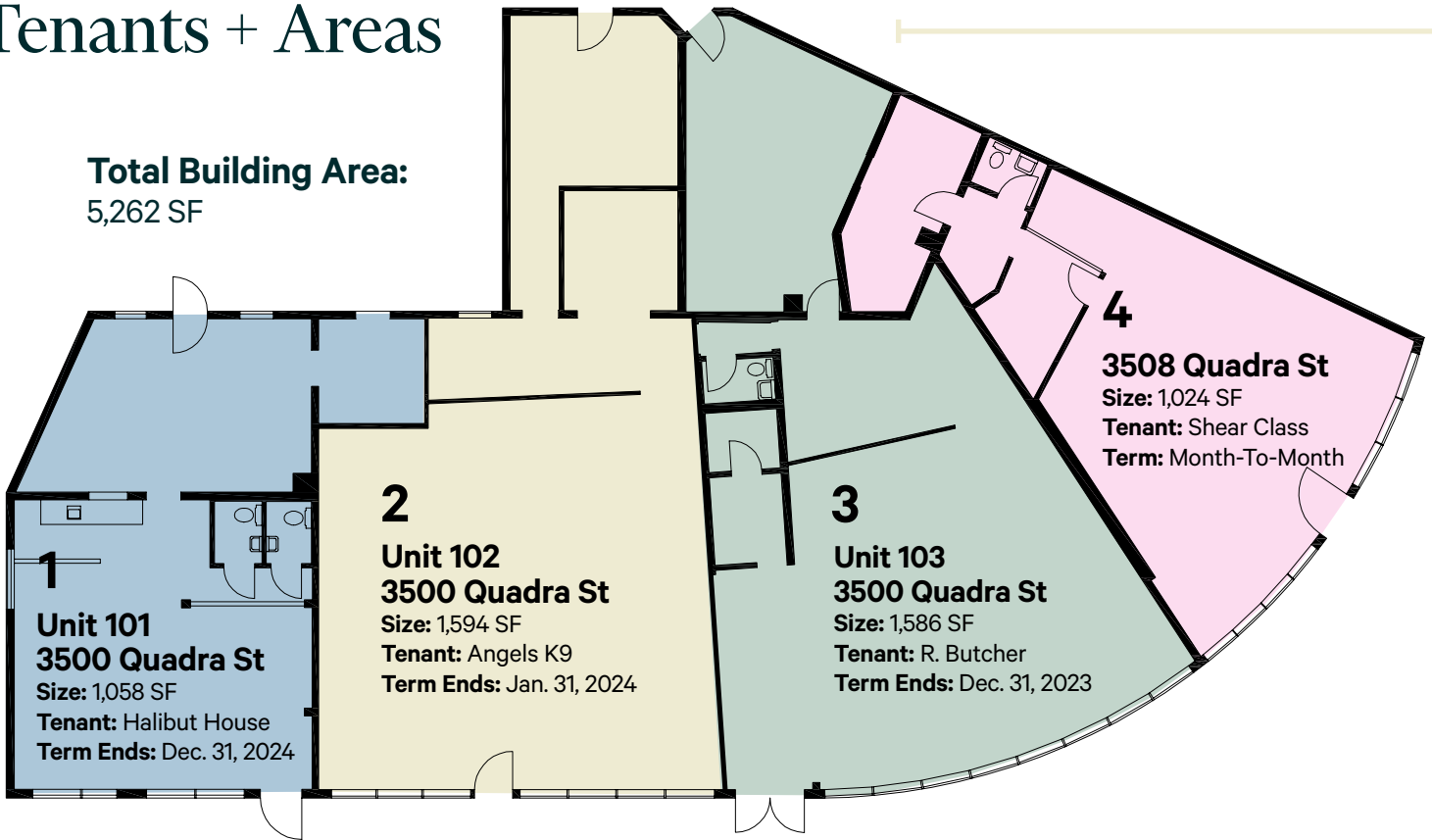
<b>Zone Code:</b>	C-2 General Commercial Zone
<b>Current Density:</b>	FSR: 1.2:1
<b>Uses Permitted:</b> (But not limited to)	<ul style="list-style-type: none"> <li>✓ Retail Sales</li> <li>✓ Offices</li> <li>✓ Restaurant</li> <li>✓ Apartment</li> <li>✓ Daycare</li> <li>✓ Medical Services</li> <li>✓ Beverage Container Depot</li> </ul>

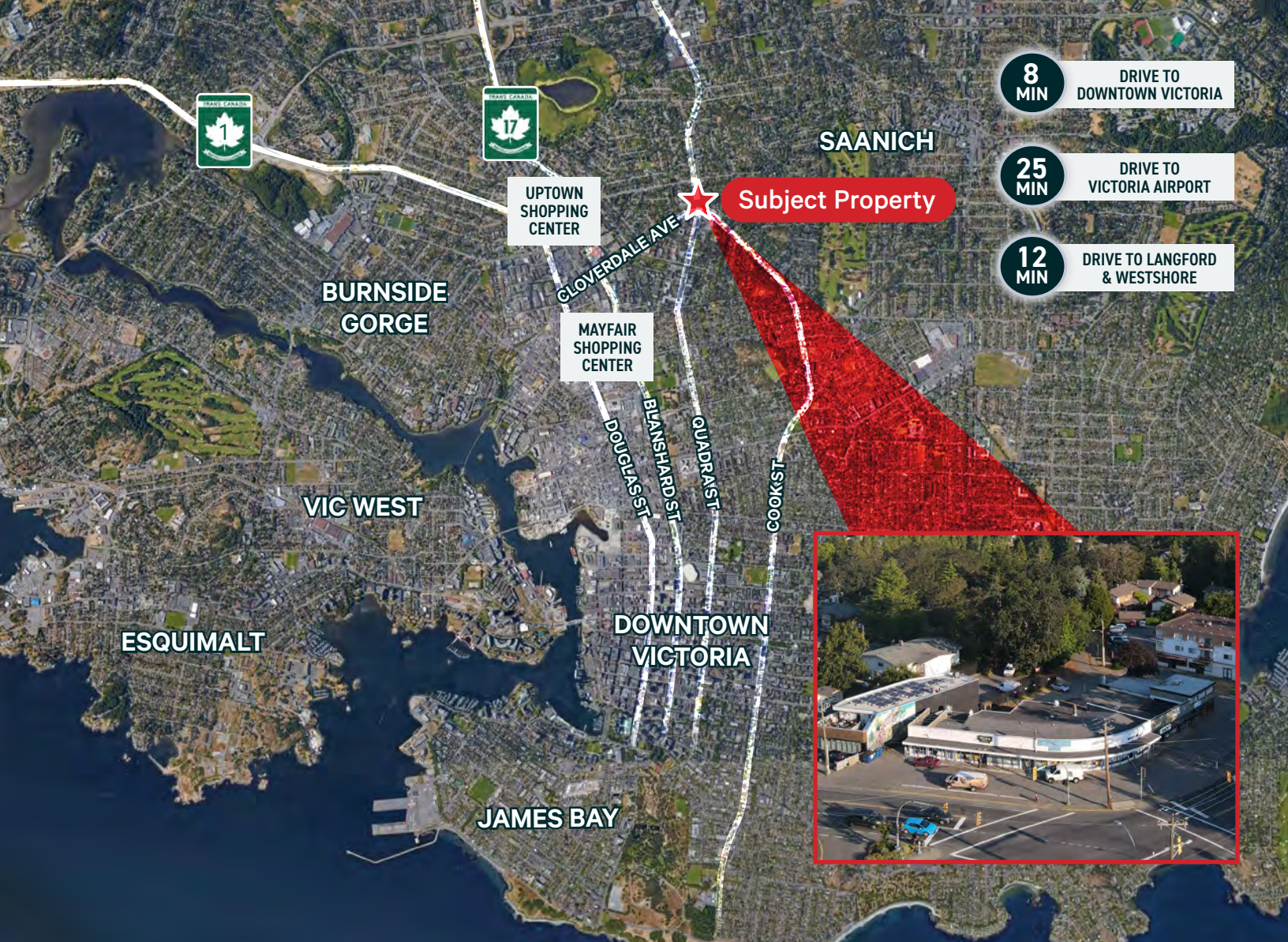
# OCP

<b>OCP:</b>	Urban Core - Neighbourhood/Village
<b>Form:</b>	<ul style="list-style-type: none"> <li>Low-Rise Residential (Up to 4 Storeys)</li> <li>Mixed-Use (Up to 4 Storeys)</li> <li>Civic and Institutional (3 Storeys)</li> </ul>
<b>DP Area:</b>	DPA 21 - Saanich Core
<b>Local Area Plan:</b>	Village Commercial

# Tenants + Areas

**Total Building Area:**  
5,262 SF





**8 MIN** DRIVE TO DOWNTOWN VICTORIA

**25 MIN** DRIVE TO VICTORIA AIRPORT

**12 MIN** DRIVE TO LANGFORD & WESTSHORE

**Subject Property**



# 3500 Quadra Street

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## Saanich, BC

## Contact Us

**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

**www.cbrevictoria.com | CBRE Limited**  
1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

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V I C T O R I A

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