

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
- + Strong future development upside with neighbourhood/village designation in the Saanich OCP

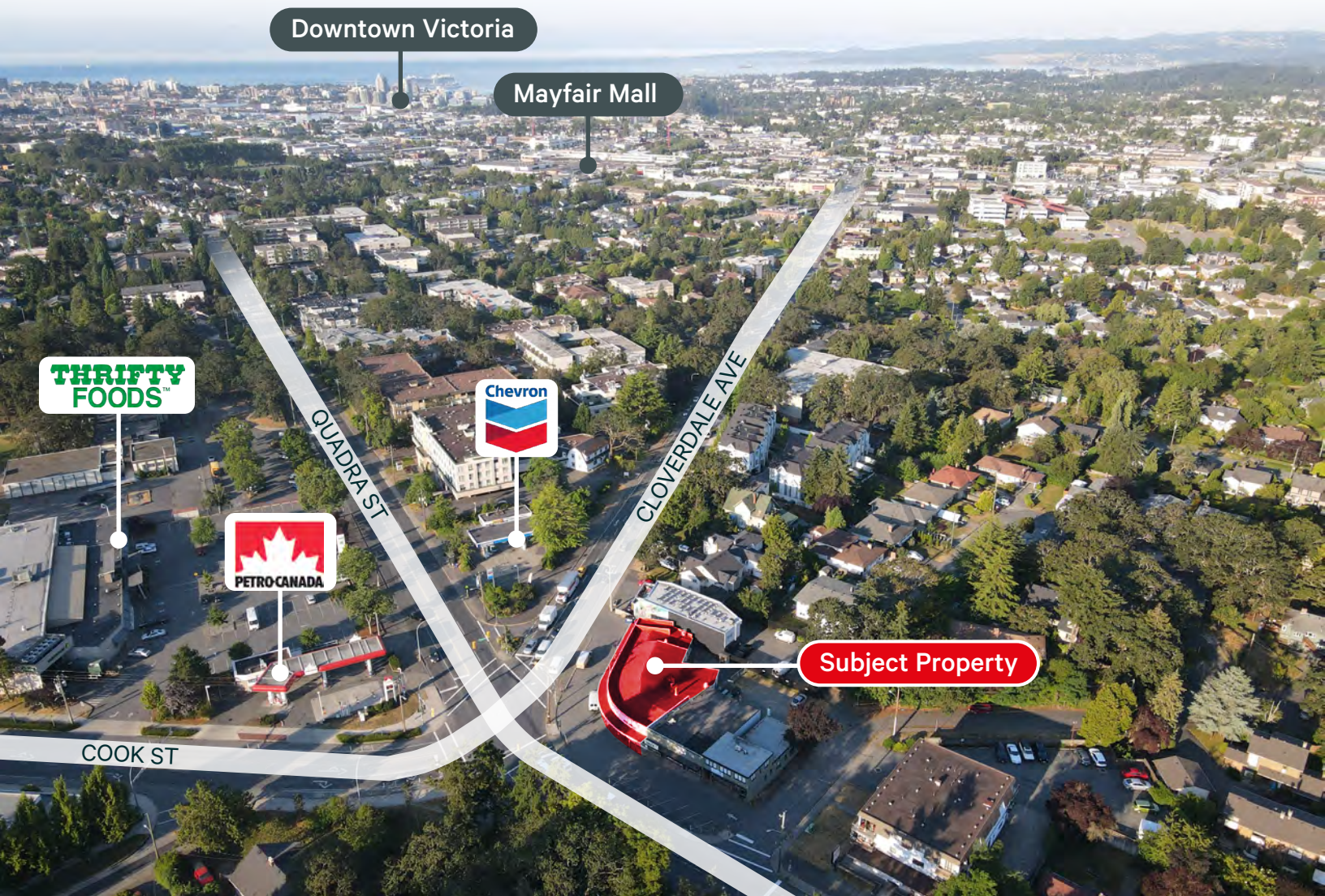
The Offering

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 | Year Built: | 1945 |
| Legal Address: | Lot 1, Plan VIP25520 Land District 57 OF Lots 246 & 247 | Construction: | Wood Frame |
| PID: | 005-562-830 | Electrical: | 400 Amp Main |
| Lot Size: | 10,444 SF | Roofing: | Sloped Torch-On Membrane |
| Building Area: | 5,262 SF | Parking: | 13 Surface Parking Stalls |
| | | Property Taxes: | \$27,609.47 (2022) |

Price: \$2,400,000



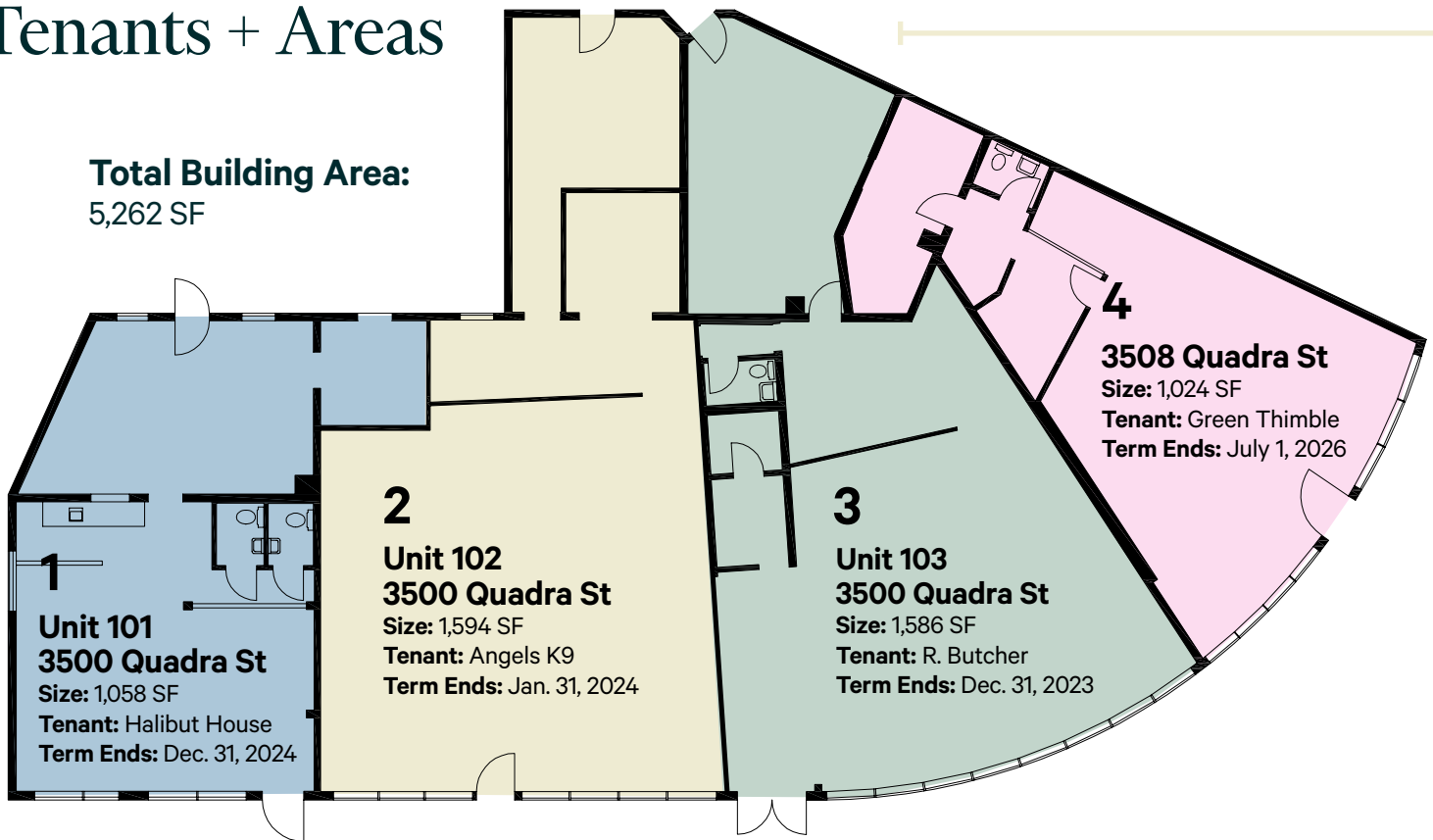
Zoning

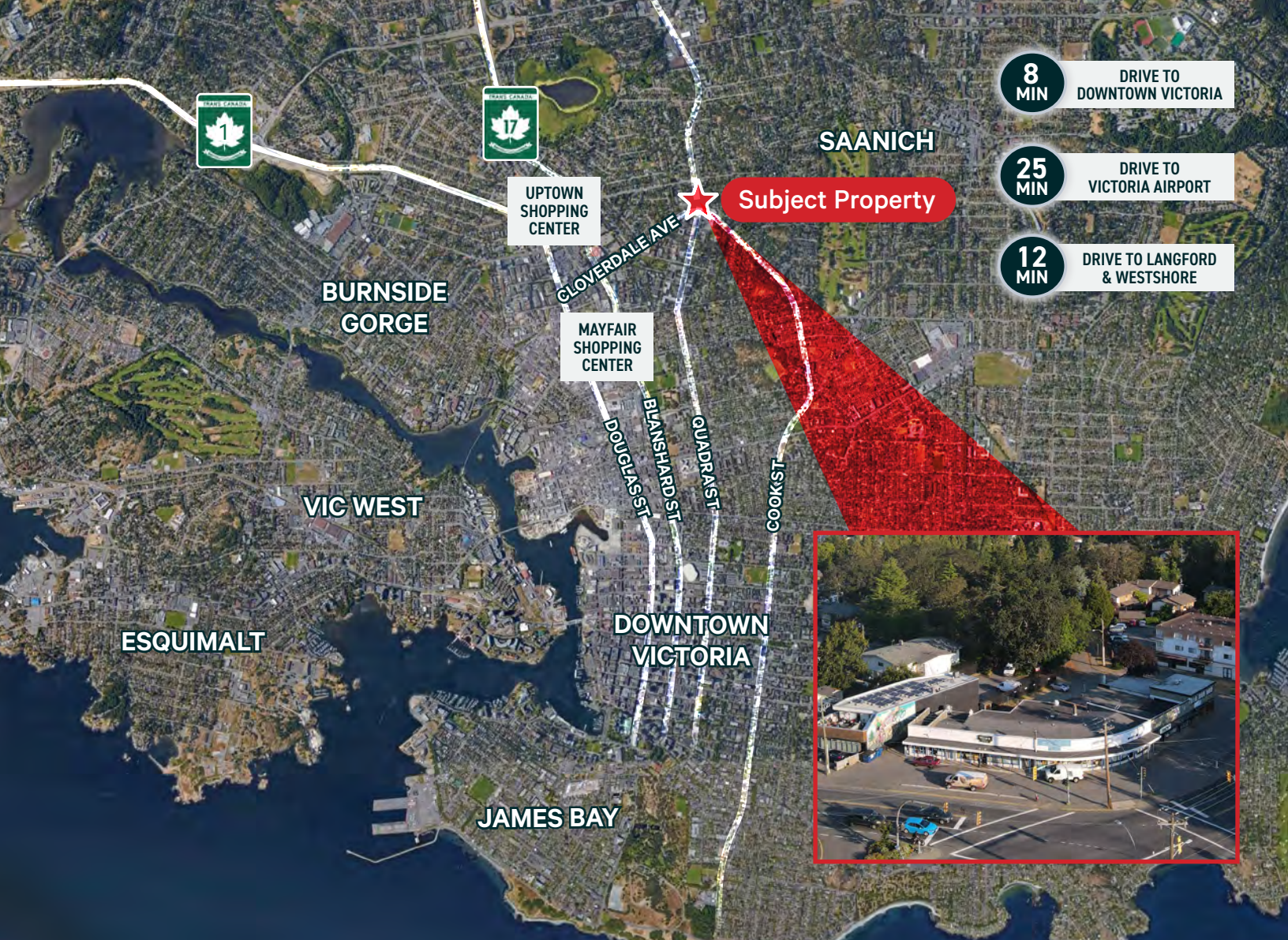
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|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|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

OCP

| | |
|------------------|--------------------------------------------------------------------------------------------------------------|
| OCP: | Urban Core - Neighbourhood/Village |
| Form: | Low-Rise Residential (Up to 4 Storeys) Mixed-Use (Up to 4 Storeys) Civic and Institutional (3 Storeys) |
| DP Area: | DPA 21 - Saanich Core |
| Local Area Plan: | Village Commercial |

Tenants + Areas





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Saanich, BC

Contact Us

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INVESTMENT PROPERTIES GROUP
VICTORIA

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