

**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



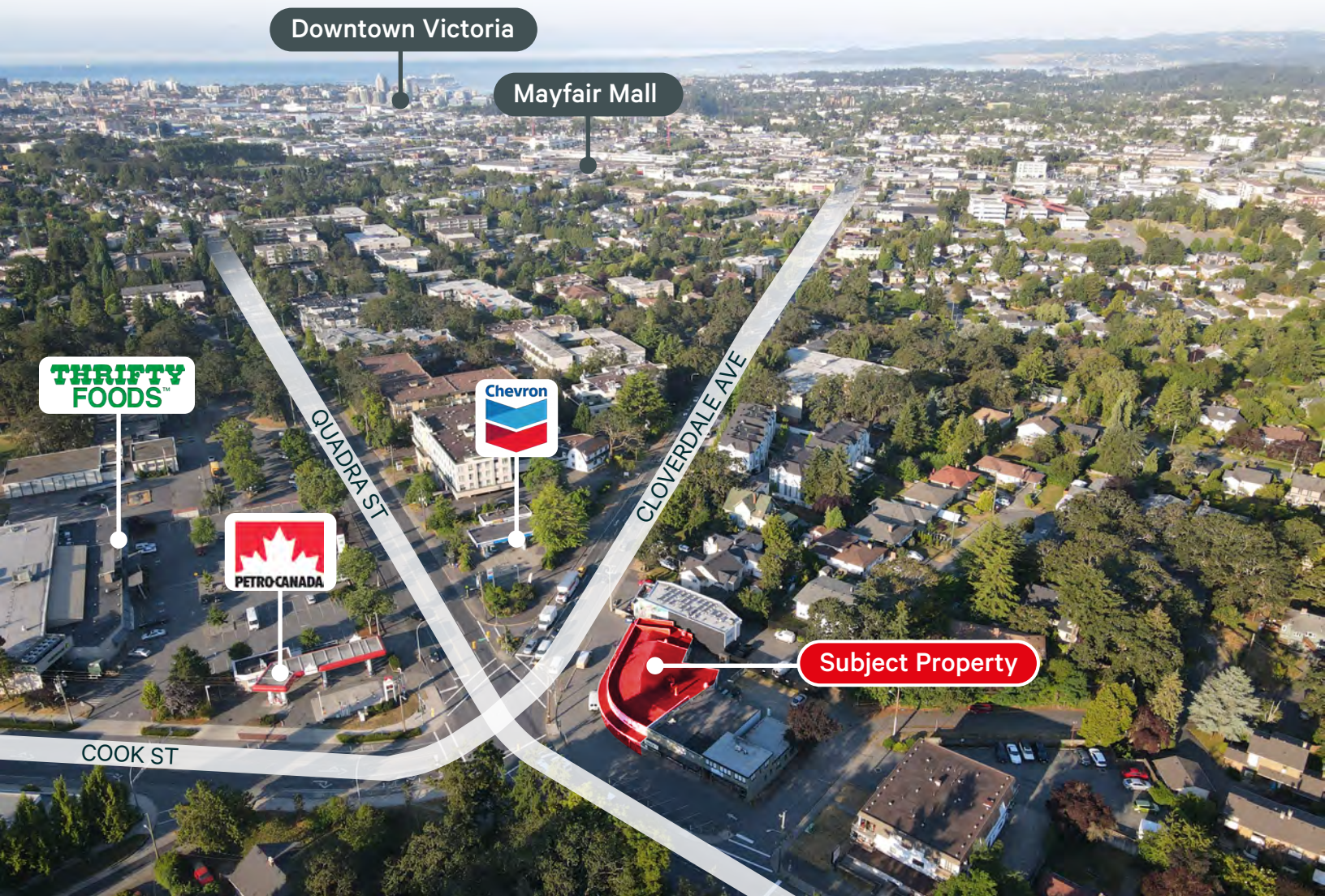
# The Offering

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

<b>Civic Address:</b>	101-3500 Quadra Street Saanich, BC V8X 1G9	<b>Year Built:</b>	1945
<b>Legal Address:</b>	Lot 1, Plan VIP25520 Land District 57 OF Lots 246 & 247	<b>Construction:</b>	Wood Frame
<b>PID:</b>	005-562-830	<b>Electrical:</b>	400 Amp Main
<b>Lot Size:</b>	10,444 SF	<b>Roofing:</b>	Sloped Torch-On Membrane
<b>Building Area:</b>	5,262 SF	<b>Parking:</b>	13 Surface Parking Stalls
		<b>Property Taxes:</b>	\$27,609.47 (2022)

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





# Zoning

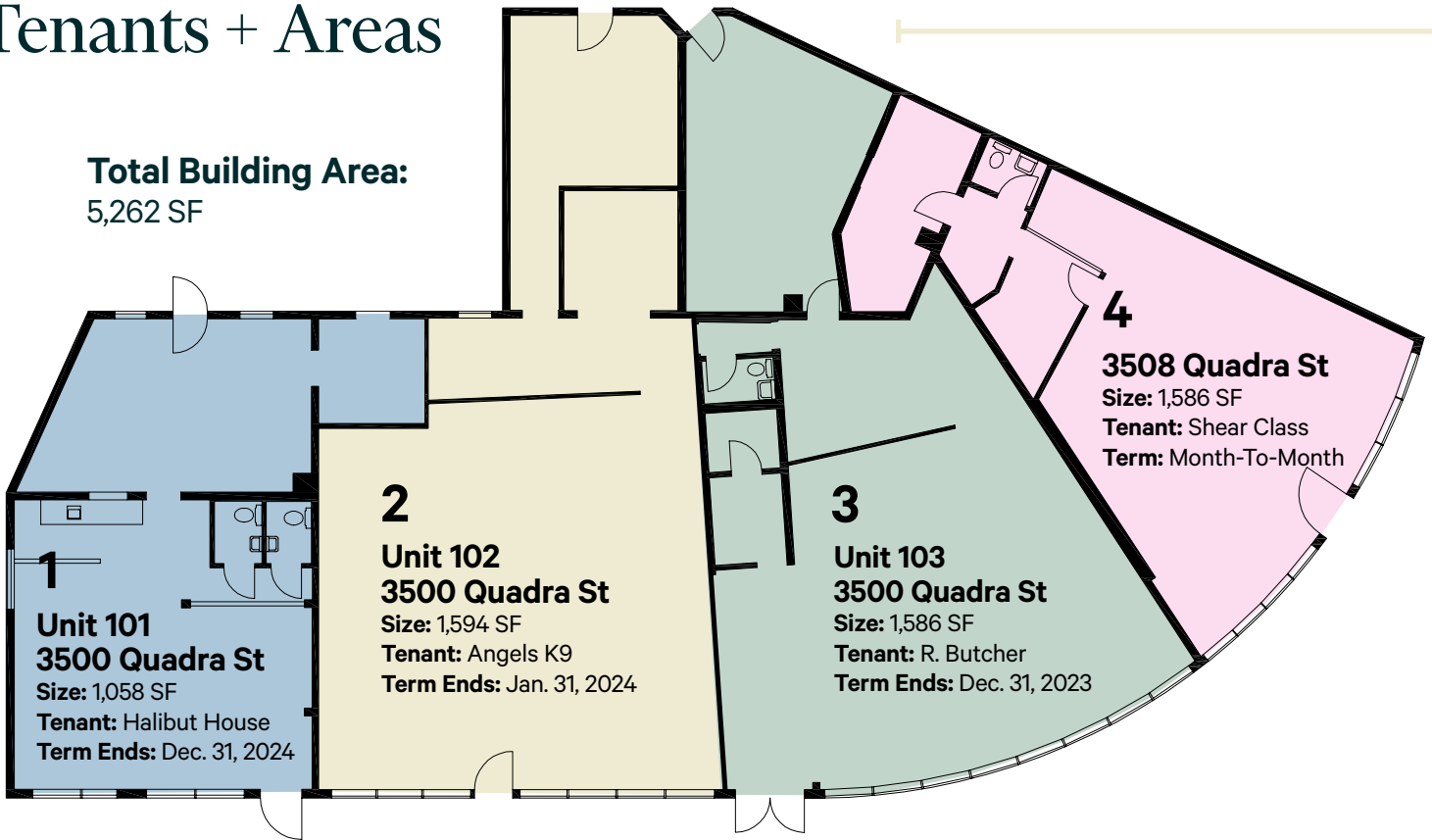
<b>Zone Code:</b>	C-2 General Commercial Zone
<b>Current Density:</b>	FSR: 1.2:1
<b>Uses Permitted:</b> (But not limited to)	<ul style="list-style-type: none"><li>✓ Retail Sales</li><li>✓ Offices</li><li>✓ Restaurant</li><li>✓ Apartment</li><li>✓ Daycare</li><li>✓ Medical Services</li><li>✓ Beverage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

# OCP

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

# Tenants + Areas

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







# 3500 Quadra Street

---

## 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

**INVESTMENT PROPERTIES GROUP**  
V I C T O R I A

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, Envirionics Analytics, Microsoft Bing, Google Earth.

