

1048

NORTH PARK ST
VICTORIA, BC

CBRE

For Sale

PRICE REDUCED

*DP APPROVED SUPPORTIVE HOUSING
DEVELOPMENT OPPORTUNITY*



The Opportunity

CBRE Victoria is pleased to present the opportunity to purchase two adjacent properties in the North Park neighbourhood of Victoria, BC. The properties total 6,620 SF of land and come complete with an approved development permit for a 15,989 SF building. The fully accessible building consisting of 39 suites, numerous amenity spaces, a rooftop patio & garden, an elevator, and staff areas provides for an excellent supportive housing development opportunity. This extremely walkable and bikeable location is steps from transit and a full array of resident amenities on Cook Street.

DETAILS

Municipal Address:

Legal Description:

PID:

Land Size:

Total Land Size:

Buildable Area

1

1046 North Park St | Victoria, BC
LOT 24, PLAN VIP26, SUBURBAN
LOT 13, VICTORIA LAND DISTRICT,
THE WESTERLY 24 FT

009-325-590

3,360 SF

2

1048 North Park Street | Victoria, BC
LOT 24, PLAN VIP26, SUBURBAN LOT
26, VICTORIA LAND DISTRICT, EXCEPT
PLAN E PT, THE EASTERLY 26 FEET

001-893-769

3,260 SF

6,620 SF

15,989 SF

OLD PRICE: ~~\$2,900,000~~
NEW PRICE: \$1,700,000



Highlights

- Approved development permit for 15,989 SF / 5 storey building (contact agents for plans)
- 39 dwelling units currently designed for single occupancy (18 accessible) including plans for 54 units as well
- Numerous amenity spaces (listed below)
- Rooftop patio/garden with downtown views
- Accessible building with covered pick-up/drop-off drive aisle & elevator
- Extremely walkable / bikeable location, steps from transit

APPROVED DEVELOPMENT PLANS



Storeys:

5

Total Buildable Area:

15,989 SF

Total Dwelling Units:

39 (18 Accessible)

Features:

- Resident & Guest Bike Parking
- Elevator
- Covered Loading & Pick-Up Area
- Numerous Amenity Spaces
- Rooftop Garden & Patio
- Staff Amenities in Basement

1st Floor - 3,521 SF

- Communal Kitchen
- Dining Area
- Arts & Crafts Room
- Activity Room
- Lobby / Lounge
- Outdoor Patio
- Gazebo
- Washrooms
- Resident & Guest Bike Parking

2nd-4th Floor - 4,104 SF (Approx.)

- 13 Suites on Each Floor
- Medical Room on Each Floor
- Activity Room on Each Floor
- Lounge on Each Floor

Rooftop:

- Rooftop Patio/Garden
- Mechanical Room

Basement:

- Offices/Staff Room
- Laundry Room





OLD PRICE: ~~\$2,900,000~~
NEW PRICE: \$1,700,000



DP Approved Supportive Housing Development Opportunity

EXCLUSIVE ADVISORS:

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CBRE

INVESTMENT PROPERTIES GROUP
V I C T O R I A

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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