



FOR SALE

CBRE

HIGH-PROFILE INVESTMENT OPPORTUNITY WITH DEVELOPMENT UPSIDE

LOCATED IN THE SAANICH CORE FRONTING BLANSHARD ST

831 SHAMROCK STREET | SAANICH, BC

DOUGLAS ST

OAK ST

SHAMROCK ST

BLANSHARD ST

THE OFFERING

The CBRE Victoria Investment Properties Group is pleased to present the opportunity to acquire a high profile 9,835 SF flex-commercial investment property in the epicentre of the rapidly densifying strategic Saanich Core. Identified in the Uptown Douglas Plan as Urban Mixed-Use, the subject property allows for building heights between 8-12 storeys, with potential for more due to its Blanshard Street frontage. Current improvements include a two-storey, free-standing, 3,780 SF flex commercial building with 3 loading bays and space for 29 parking stalls. The Subject Property is currently leased and offers significant holding income while in development planning.

INVESTMENT HIGHLIGHTS

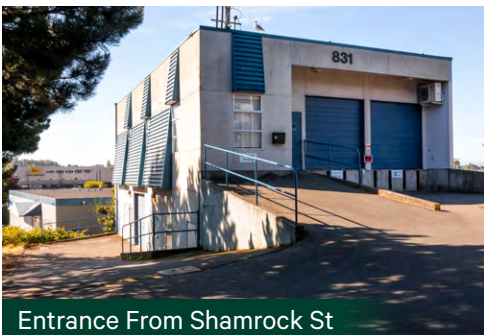
- ✓ Located in the epicentre of the **Saanich Core** providing exceptional development potential
- ✓ Identified as **Urban Mixed-Use** in OCP, with a building height designation between 8-12 storeys
- ✓ Two-storey free-standing **3,780 SF industrial building** with +/- **4,800 SF fenced yard**
- ✓ Total land size: **9,835 SF**
- ✓ Current **C-6DE zoning** allows for a wide range of flex commercial uses
- ✓ 2 dock level loading bays, 1 grade level loading bay, and space for up to 29 parking stalls
- ✓ Centrally located with convenient vehicular access to Hwy 1 & 17
- ✓ Significant in-place **holding income**

Price: \$2,850,000



THE DETAILS

Civic Address:	831 Shamrock St Saanich, BC V8X 2V1	OCP: Zoning:	Urban Mixed-Use (8-12 Storeys) C-6DE Douglas East
Legal Address:	Parcel A Plan VIP1205 Section 7 Land District 57	Uses Permitted: (But not limited to)	Highway Commercial Zone Retail Sales of Goods & Services Office Personal Services Medical Services Auto/Boat/Truck/Trailer Rentals Auto Repair/Wash/Storage Veterinary Clinic/Hospital Warehousing Manufacturing Hotel/Motel Apartment
PID:	030-984-114		
Lot Size:	9,835 SF		
Building Area:	3,780 SF		
Year Built:	1995		
Construction:	Concrete Block		
Roofing:	Torch-On Membrane		
Heat Pump:	Heat Pump/Electric Baseboard		
Parking:	29 Stalls		
Property Taxes:	\$57,000 (2025)		



UPTOWN-DOUGLAS PLAN

The 2022 **Uptown Douglas Plan** identifies the Subject Property to be within the **Douglas-Oak hub** sub-area with **Urban Mixed-Use** land use designation. The UDP suggests a building height designation between **8 to 12 storeys** with commercial use considered for the first 4 storeys, with additional storeys if located along Blanshard Street.



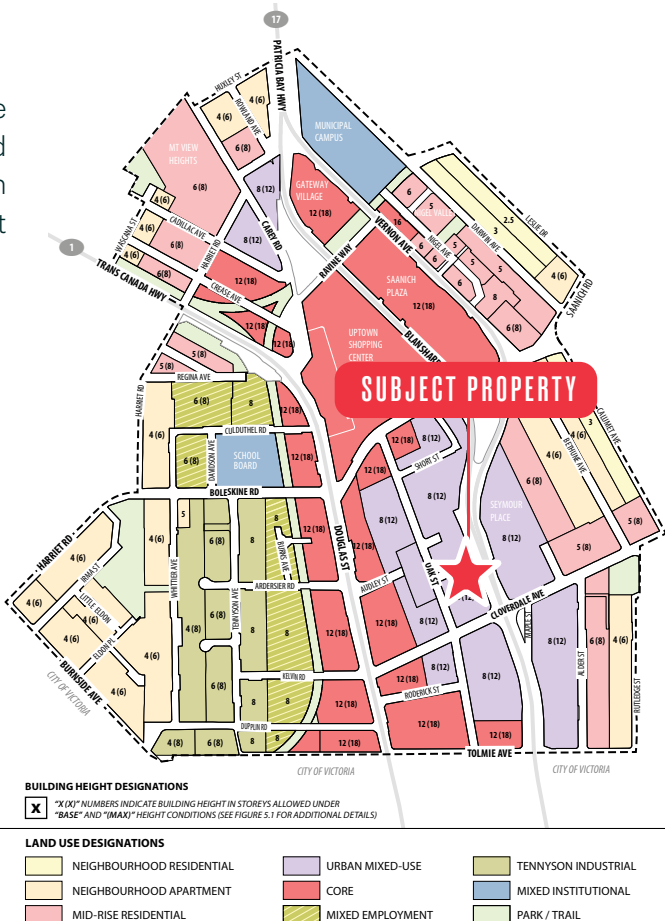
Douglas-Oak Hub: Objectives

- Oak St to be re-imagined with high quality urban living, entertainment, retail & dining
- Reinforce the area as the new core of Saanich
- New parks, active streetscapes & housing
- Create a diverse and walkable neighbourhood



Land Use: Urban Mixed-Use

- Density: 8 Storey Base / 12 Storey Max
- Mid to high-rise mixed use and residential buildings
- Commercial uses will be considered for the first 4 storeys, with **additional storeys along Blanshard St**



HIGH-PROFILE INVESTMENT OPPORTUNITY WITH DEVELOPMENT UPSIDE

831 SHAMROCK STREET | SAANICH, BC



3311 Oak Street
Proposed
Residential
22/20 Storey / 467 Units



760 Tolmie Avenue
Approved
Mixed-Use
21/24 Storey / 550 Units



Uptown Residential
Proposed
Purpose Built Rental
24 Storey / 330 Units



831 Shamrock St
Saanich, BC



Nigel Valley
Under Construction
Housing (Mixed)
Multi-Phase / 800 Units

**DOWNTOWN
VICTORIA**

**MAYFAIR SHOPPING
CENTRE**

**SAANICH
CORE**

**UPTOWN SHOPPING
CENTRE**



Price: \$2,850,000

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