

615

Fernhill Road

FERNHILL HEIGHTS

CBRE

For Sale

# Outstanding Condo-Quality Apartment Building

*Steps From the Esquimalt Core*

ESQUIMALT, BC



# 615

## Fernhill Road

FERNHILL HEIGHTS



## Investment Highlights

- Built in 2020 to exceptionally high standards
- 10 units with excellent suite mix
- Condo quality finishes
- Priced below replacement cost
- Two townhouse suites
- Hydro, heat paid by tenant
- Hot water paid by tenants, with individual tanks in each unit
- In suite laundry throughout
- Serviced by elevator
- Equipped with fire sprinklers, motion sensing lighting
- 12 under building parking stalls
- Dedicated bike room and 10 storage lockers
- Highly desirable rental neighbourhood (59% rented dwellings)
- Located steps from numerous amenities including grocery, pharmacy, parks, recreation centre, transit and more...

## Unit Highlights

- Bright open living areas
- Large unit sizes (795 SF average)
- Ocean views
- In-floor bathroom heating
- Stainless Whirlpool appliances
- In-suite laundry and dishwashers
- Quartz countertops
- High efficiency lighting
- Vinyl plank flooring throughout

## SALIENT DETAILS

Civic Address:	615 Fernhill Road   Esquimalt, BC
PID:	004-757-742
Legal Description:	Lot B Plan VIP12446 Section 11 Land District 21
Land Size:	8,316 SF
Gross Building Area:	8,331 SF
Year Built	2020
Unit Count:	10
Construction:	Wood-Framed over Concrete Slab
Storeys:	3 (On Top of Covered Parking)
Parking:	12 Stalls
Roof:	Torch-On Membrane
Heating:	Electric Baseboard (Tenant Pays)
Hot Water:	H/W Tanks in Each Unit (Tenant Pays)
Electrical:	600 amp
Laundry:	In-Suite
Property Taxes:	\$22,204 (2024)

**PRICE: \$4,950,000**  
\$450 PSF (minus assessed land value of \$1.2M)

## THE OFFERING

Fernhill Heights is a 2020-built 10-unit apartment building with all the modern features of a condominium and ideally located across from shopping, transit and recreational services. This condo quality rental building features 12 parking stalls, storage lockers for all tenants, bike storage, elevator and top grade appliances and finishings. This is a trophy asset in one of the most trendy residential neighbourhoods in Greater Victoria.



FRONT OF BUILDING



BACK OF BUILDING

## SUITE MIX



### SUITE TYPE

1 Bed / 1 Bath  
2 Bed / 2 Bath Townhomes  
2 Bed + Den / 2 Bath  
3 Bed / 2 Bath

### # OF UNITS

6  
2  
1  
1

### AVG. RENT

\$1,802  
\$2,428  
\$3,479  
\$2,760

### AVG. SIZE (SF)

545  
1,069  
1,283  
1,264

### AVG. \$PSF

\$3.31  
\$2.27  
\$2.18  
\$2.71

**Total**

**10**

**\$2,181**

**795 SF**

**\$2.75**

## SUITE PHOTOS



SUITE - LIVING ROOM



SUITE - BALCONY



SUITE - KITCHEN



SUITE - BEDROOM

## BUILDING AMENITIES / COMMON AREAS



COMMON AREA - COVERED ENTRANCE



COMMON AREA - COVERED PARKING



COMMON AREA - ELEVATOR



COMMON AREA - STORAGE LOCKERS

## ESQUIMALT NEIGHBOURHOOD AMENITIES



MEMORIAL PARK



ESQUIMALT REC CENTRE

# ESQUIMALT, BC

Living in the Esquimalt core offers a blend of walkable convenience, coastal beauty, and a strong sense of community. With easy access to parks, waterfront paths, local cafés, and essential amenities, it's a neighbourhood where daily life feels both relaxed and connected. The area's close proximity to downtown Victoria—without the bustle—makes commuting simple, while Esquimalt's growing arts, food, and recreation scene adds vibrant character. It's an ideal spot for those who want urban accessibility paired with a friendly, small-town vibe.



Esquimalt Town Square



Archie Browning Sports Centre



## DEMOGRAPHICS - 1KM

Current Population	13,790
Projected Pop. Increase (5 YR)	3.8%
Households	6,962
Average Household Income	\$106,912
Average Age	42.9
Owned Dwellings	41%
Rented Dwellings	59%

## LOCAL AMENITIES

### FOOD & BEVERAGE

- 1. Country Grocer
- 2. Esquimalt Bakery
- 3. Little Caesars
- 4. Serious Coffee
- 5. Saigon Charbroil
- 6. Kwao Thai
- 7. La Belle Patate
- 8. Panago Pizza
- 9. Tudor House Liquor
- 10. Saxe Point Pub
- 11. Esquimalt Roastery
- 12. McDonalds

### SHOPPING & SERVICE

- 13. Pharmasave
- 14. Anchor Dental
- 15. Bosley's Pets
- 16. Esquimalt Optical
- 17. Dollar Store
- 18. Fraser Convenience
- 19. Esquimalt Library
- 20. BMO
- 21. Chevron Gas
- 22. Barnes Motorsport
- 23. Berkerelli Barber
- 24. Red Barn Market

### INSTITUTIONAL

- 25. Archie Browning Arena
- 26. Esq. Recreation Centre
- 27. Bullen Park
- 28. Memorial Park
- 29. Municipal Hall
- 30. CFB Esquimalt

# 615

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PRICE: \$4,950,000

### EXCLUSIVE ADVISORS:

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