

962/966

Fairfield Road

VICTORIA, BC

CBRE

REDUCED PRICE!

# Two Adjacent Residential Investment Opportunities

*At the Corner of Fairfield Road & Vancouver Street*



# 962/966

## Fairfield Road

VICTORIA, BC

962 Fairfield Rd  
Heritage Duplex

966 Fairfield Rd  
5-Unit Apartment

### SALIENT DETAILS

<b>Civic Address:</b>	962 Fairfield Road   Victoria, BC
<b>PID:</b>	000-195-405
<b>Legal Description:</b>	LOT 7, PLAN VIP2522, VICTORIA LAND DISTRICT
<b>Land Size:</b>	3,600 SF
<b>Building Area:</b>	2,235 SF
<b>Year Built:</b>	1908
<b>Unit Count:</b>	2 (2-Bed, 1-Bath   1-Bed + Loft, 1-Bath)
<b>Construction:</b>	Wood-Frame
<b>Storeys:</b>	2
<b>Heating:</b>	Furnace
<b>Hot Water:</b>	Separate H/W Tanks for Each Unit
<b>Hydro:</b>	Separately Metered (Tenant Pays)
<b>Laundry:</b>	In-Suite
<b>Property Taxes:</b>	\$5,758 (2025)
<b>Price:</b>	<b>\$1,060,000 (Reduced)</b>

<b>Civic Address:</b>	966 Fairfield Road   Victoria, BC
<b>PID:</b>	000-195-413
<b>Legal Description:</b>	LOT 8, PLAN VIP2522, VICTORIA LAND DISTRICT
<b>Land Size:</b>	5,028 SF
<b>Building Area:</b>	4,556 SF + Standalone Unit at Rear
<b>Year Built:</b>	1953
<b>Unit Count:</b>	5 (Three 2-Bed, 1-Bath   Two 1-Bed, 1-Bath)
<b>Construction:</b>	Wood-Frame
<b>Storeys:</b>	2
<b>Heating:</b>	Radiant (Gas Fired Boiler)
<b>Hot Water:</b>	Hot Water Tank (Gas Fired Boiler)
<b>Hydro:</b>	Separately Metered (Tenant Pays)
<b>Laundry:</b>	Laundry Room (Coin-Op, Owned)
<b>Property Taxes:</b>	\$13,489 (2025)
<b>Price:</b>	<b>\$1,700,000 (Reduced)</b>

## The Offering

CBRE Limited is pleased to introduce 962 and 966 Fairfield Road - two adjacent residential investment opportunities. 962 Fairfield is legal heritage duplex, with tenants on the main and upper floors. 966 Fairfield is a 4-unit walk-up apartment building with an additional standalone unit in the rear for a total of 5 units. Located at the corner of Vancouver Street and Fairfield Road, the Properties are exceptionally well-located, minutes from downtown, and walking distance to all amenities in Cook Street Village.

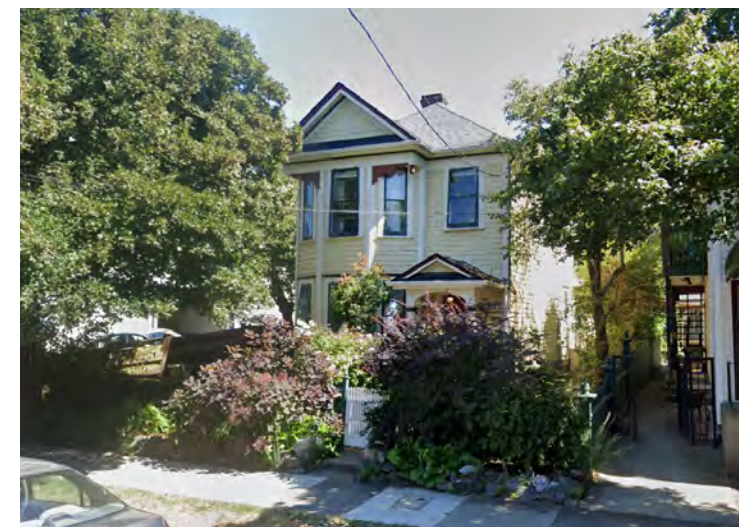
## Investment Highlights

**962 Fairfield Rd - ~~\$1,085,000~~ **\$1,060,000****

- Well maintained heritage legal duplex
- Main floor is 2 bed / 1 bath
- Upper floor is 1 bed + loft / 1 bath
- Separately metered with separate H/W tanks
- In-suite laundry in each unit
- Owner-occupier opportunity on main floor

**966 Fairfield Rd - ~~\$1,900,000~~ **\$1,700,000****

- 4-unit walk up apartment + standalone unit at rear
- Three 2 bed / 1 bath units and two 1 bed / 1 bath units
- All units separately metered for hydro
- Gas fire radiant heat
- Coin-op laundry room (owned)
- Two parking stalls at rear



**REDUCED PRICE!**

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**SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES**

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