

962/966

Fairfield Road

VICTORIA, BC

CBRE

For Sale

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

Civic Address:	962 Fairfield Road Victoria, BC
PID:	000-195-405
Legal Description:	LOT 7, PLAN VIP2522, VICTORIA LAND DISTRICT
Land Size:	3,600 SF
Building Area:	2,235 SF
Year Built:	1908
Unit Count:	2 (2-Bed, 1-Bath 1-Bed + Loft, 1-Bath)
Construction:	Wood-Frame
Storeys:	2
Heating:	Furnace
Hot Water:	Separate H/W Tanks for Each Unit
Hydro:	Separately Metered (Tenant Pays)
Laundry:	In-Suite
Property Taxes:	\$5,758 (2025)
Price:	\$1,085,000

Civic Address:	966 Fairfield Road Victoria, BC
PID:	000-195-413
Legal Description:	LOT 8, PLAN VIP2522, VICTORIA LAND DISTRICT
Land Size:	5,028 SF
Building Area:	4,556 SF + Standalone Unit at Rear
Year Built:	1953
Unit Count:	5 (Three 2-Bed, 1-Bath Two 1-Bed, 1-Bath)
Construction:	Wood-Frame
Storeys:	2
Heating:	Radiant (Gas Fired Boiler)
Hot Water:	Hot Water Tank (Gas Fired Boiler)
Hydro:	Separately Metered (Tenant Pays)
Laundry:	Laundry Room (Coin-Op, Owned)
Property Taxes:	\$13,489 (2025)
Price:	\$1,900,000

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.

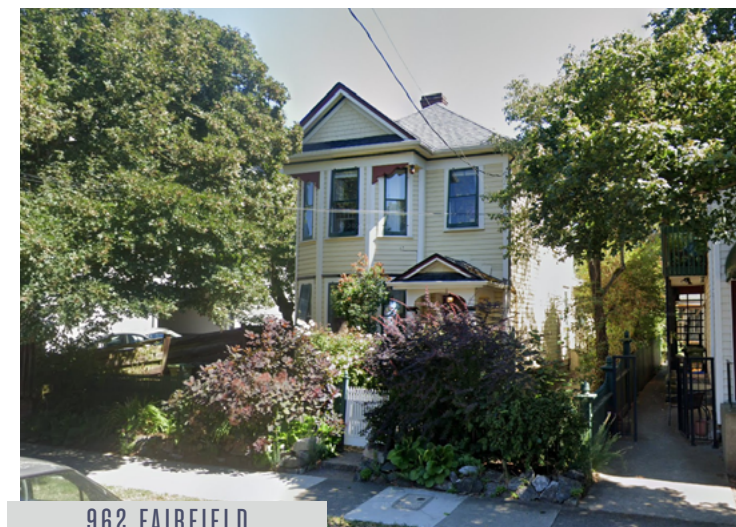
Investment Highlights

962 Fairfield Rd - \$1,085,000

- 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

- 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



FOR SALE

Two Adjacent Residential Investment Opportunities

At the Corner of Fairfield Road & Vancouver Street



EXCLUSIVE ADVISORS:

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
+1 250 386 0004
ross.marshall@cbre.com

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
+1 250 386 0005
chris.rust@cbre.com

Cooper Anderson

Sales Associate
Investment Properties Group Victoria
+1 250 386 0276
cooper.anderson@cbre.com

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES

CBRE LIMITED | 110-800 YATES STREET | VICTORIA, BC V8W 1L8

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