



For
Sale

Owner-Occupier Opportunity of a Significantly Renovated Freestanding Office Building, or Strata Purchase Opportunity of Individual Floors

1815 Blanshard Street, Victoria, BC

1815

Blanshard Street



Civic Address	1815 Blanshard Street, Victoria, British Columbia	
Legal Description	Lot A of Suburban Lot 3, Victoria City, PID: 003-842-690	
Lot Size	5,548 SF <i>(per BC Assessment Authority Records)</i>	
Gross Building Area	10,109 SF	
Net Rentable Area	First Floor	558 SF
	Second Floor	1,991 SF
	Third Floor	1,991 SF
	Fourth Floor	1,991 SF
	Fifth Floor	1,732 SF
	Total	8,263 SF
No. of Storeys	Five (5) storey concrete and steel office building	



Significant building upgrades of over \$1,000,000 spent including, but not limited to, electrical, plumbing, HVAC, washrooms and storm water system upgrades completed in 2020-2023

Financing	Treat as clear title
Surface Parking Stalls	On-site parking for 10 vehicles (six (6) secured)
Vehicle Access	Access to property off of Blanshard Street
Property Taxes (2024)	\$41,545
Year Built	1978
Occupancy	Vendor to provide vacant possession



C-1 Zone | Limited Commercial District

Permits the following uses including, but not limited to; chartered banks, business offices, professional businesses, mixed residential uses, retail, restaurants, high tech, establishments for the care and treatment of animals, daycare, call centre and clubs for social or recreational purposes.

The Location

1815 Blanshard Street is prominently located in a Residential Mixed-Use District in the City of Victoria within the North Park neighbourhood, near the trendy Hudson District. The Hudson District is a multi-phased, mixed-use development, which is one of Victoria's newest hubs offering a vibrant walkable community with a concentration of new housing, boutique retail shops, lifestyle services and a range of dining and nightlife opportunities including the Save-On-Foods Memorial Arena and the Victoria Public Market, both only a short walk away.

The "Future Parklands" will be a new downtown park which aligns with a long-standing City of Victoria priority outlined in the Official Community Plan. The City of

Victoria recently purchased these properties which totals +/-25,000 sq.ft. The new park will be accessible to all ages and abilities and will provide valuable green space, new trees and space for recreation and community enjoyment. It is anticipated that engagement sessions will start in 2027 which will inform the design of the park, with construction beginning in 2029.

1815 Blanshard Street is accessible off of Blanshard Street or Highway 17, one of Victoria's major transit thoroughfares, and is in a high exposure location to daily traffic coming into and out of downtown Victoria offering prominent signage opportunities.



92

Transit Score 

96

Bike Score 

99

Walk Score 

Interior Photo Gallery



Asking Price

Entire Building

\$4,750,000

Individual Strata Floors

1st Floor - \$450,000

2nd Floor - \$1,275,000

3rd Floor - \$1,325,000

4th Floor - \$1,380,000

5th Floor - \$1,345,000

Please note, the Vendor will proceed with stratifying the building upon 50% of the building being pre-sold.

Please contact the listing agents for more information regarding the property. To receive access to Colliers' virtual data room, please execute and return a completed confidentiality agreement and disclosure statements to the listing agents.





Future Parklands

For more information, please contact:

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Blanshard Street | Victoria, BC

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