



Colliers

FOR SALE

Ideal Owner Occupier Opportunity

104 - 777 BLANSHARD STREET, VICTORIA, BC

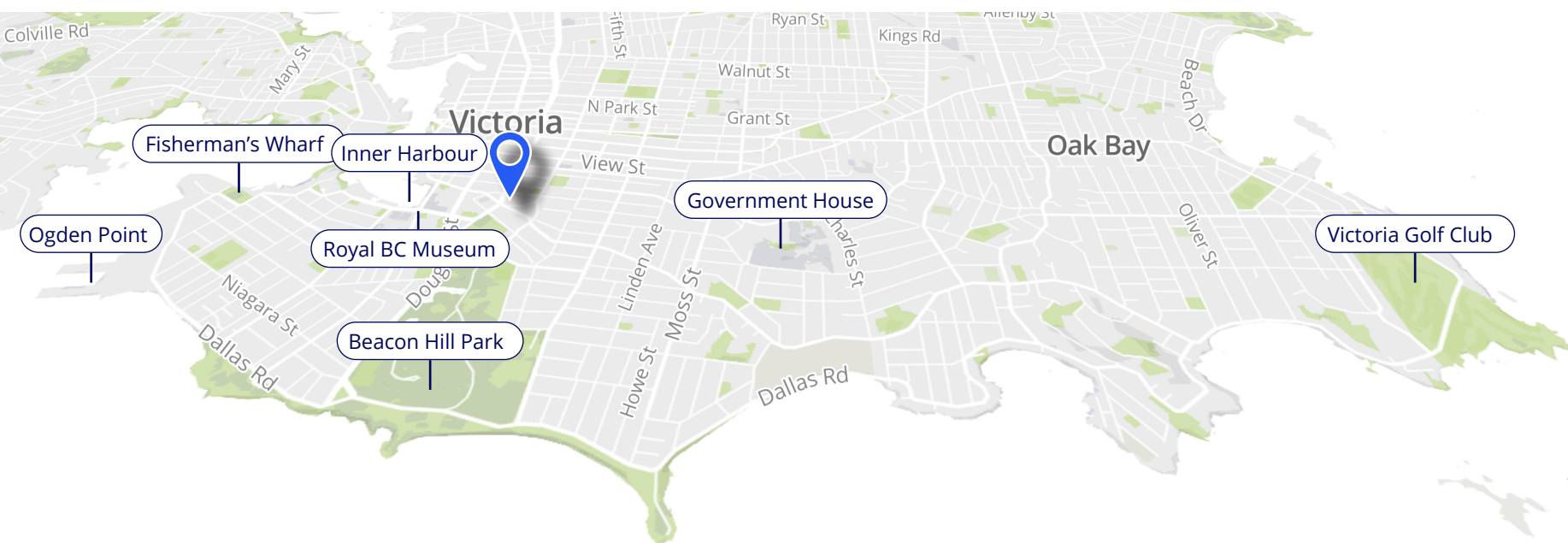
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The Opportunity

Ideal for an owner/occupier or investor looking for a well located professional strata office unit in Downtown Victoria, in a steel and concrete building. The Savoy, a mixed use residential and commercial building, offers secure underground parking, as well as ample, accessible street parking along Fairfield Road. The common washrooms have all recently been updated.

Address	104 777 Blanshard Street, Victoria, BC
Area	+/- 1,613 SF
Zoning	T-1 Zone, Limited Transient Accommodation District. Permitted uses include, but are not limited to; offices, travel agencies, beauty parlors, restaurants, and medical professionals.
Parking	One (1) secure underground stall
Storage	One (1) secured shared storage locker
Strata Fees (2024)	\$980.51 per month + GST
Property Taxes (2024)	\$11,360

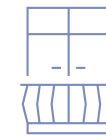
Located on the corner of Blanshard Street and Fairfield Road, the building's location offers excellent accessibility to all of Downtown Victoria's major landmarks without the congestion of the downtown core.



Great corner location bordering Blanshard Street and the quieter Fairfield neighborhood.



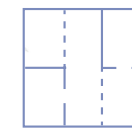
Southern exposure, providing ample natural light.



Two (2) large balconies.



One (1) secure underground parking stall.



Current layout contains: three (3) offices, one (1) copy room, a well appointed kitchenette and a large open area that has been divided into two generously sized working areas.



Completely renovated interior, including but not limited to, new T-Bar ceiling, laminate flooring, and lighting.





ASKING PRICE
\$825,000.00

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