

**AVISON
YOUNG**

For Sale
103-1831 Oak Bay Ave., Victoria BC



OAK BAY AVENUE INVESTMENT OPPORTUNITY

Avison Young is pleased to present this opportunity to purchase this Oak Bay Avenue strata investment property. With an excellent national covenant tenant in place, this is a unique opportunity on one of Victoria's most sought-after corridors.

Dave Bornhold
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Property Summary

MUNICIPAL ADDRESS

103- 1831 Oak Bay Ave. Victoria, BC

LEGAL DESCRIPTION

PID: 026-331-209
SL 2, Section 74, Victoria Land District, Plan
VIS5810

BUILDING TYPE

Concrete 3 storey mixed use

STRATA LOT SIZE

1959 SF

STRATA FEES

\$1,332.98/month (2025)

PARKING

4 parking stalls on-site

ZONING & LAND USE

M-1, Light Industrial District

ASSESSED VALUE

\$1,412,000 (2025)

PROPERTY TAXES

\$25,819 (2025)

PURCHASE PRICE

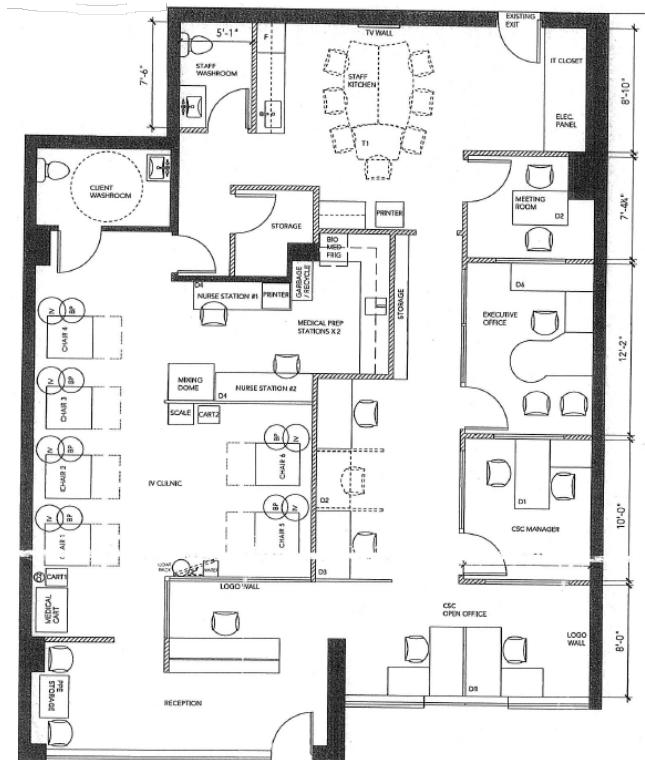
\$1,200,000

Opportunity

An excellent opportunity to purchase 1959 square feet of prime Oak Bay Avenue retail space in the Gonzales/South Jubilee area of Victoria.

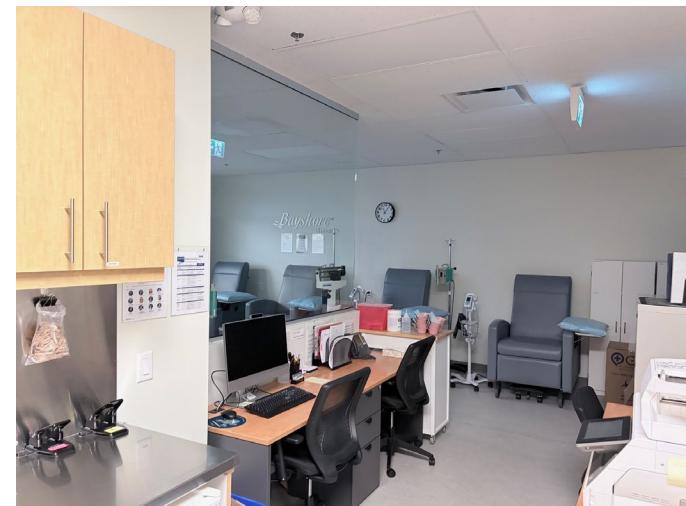
The unit is leased to Bayshore Healthcare offering a stable and secure tenancy with remaining lease term through September 2028 with one further right of renewal. The space has been updated to provide three offices, open meeting areas, infusion clinic space, reception and washrooms.

The strata lot has primary access from Oak Bay Avenue and secondary access from the rear service door leading to the four dedicated parking stalls.



FOR SALE

103-1831 Oak Bay Ave., Victoria, BC



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