

## Property Overview

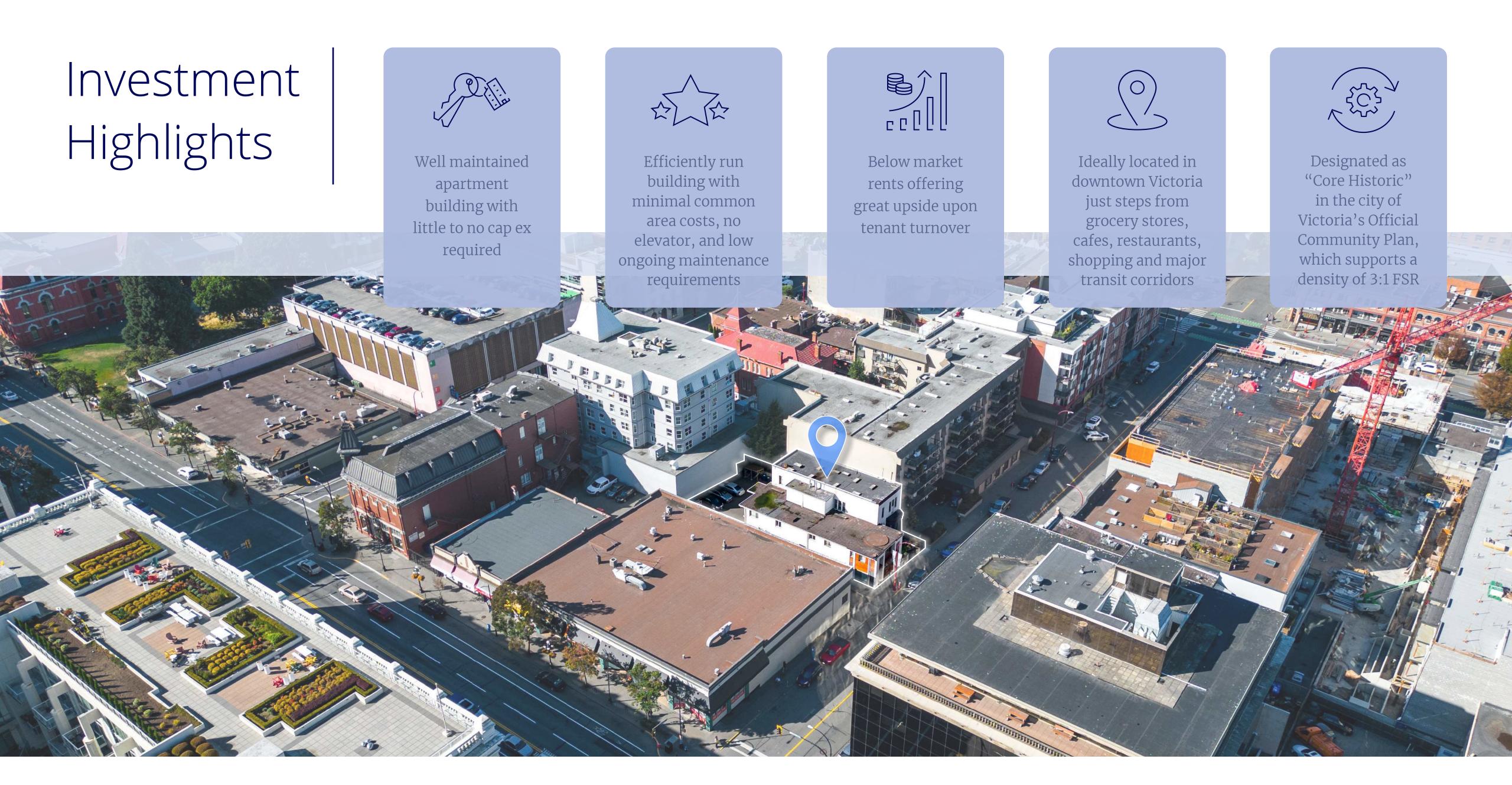
Colliers is pleased to offer for sale a 100% interest in 681 Herald Street, a 17-unit apartment building located on the edge of Victoria's downtown core.

Originally constructed as a motel and restaurant, the property has been extensively renovated and converted into residential use, offering a rare opportunity to acquire a turnkey multifamily asset in a highly central location.

#### SALIENT FACTS

Municipal Address	681 Herald Street, Victoria BC
Legal Description	LOT 613, VICTORIA CITY, PID: 009-375-767
Year Built	1901 – Rebuilt in 2010
Property Taxes	\$16,683.74 (2025)
Lot Size	±7,202 SF
Zoning	Old Town District – 1 (OTD-1)
Financing	Title will be delivered free and clear of all financial encumbrances
Ownership Structure	Bare Trust Corporation

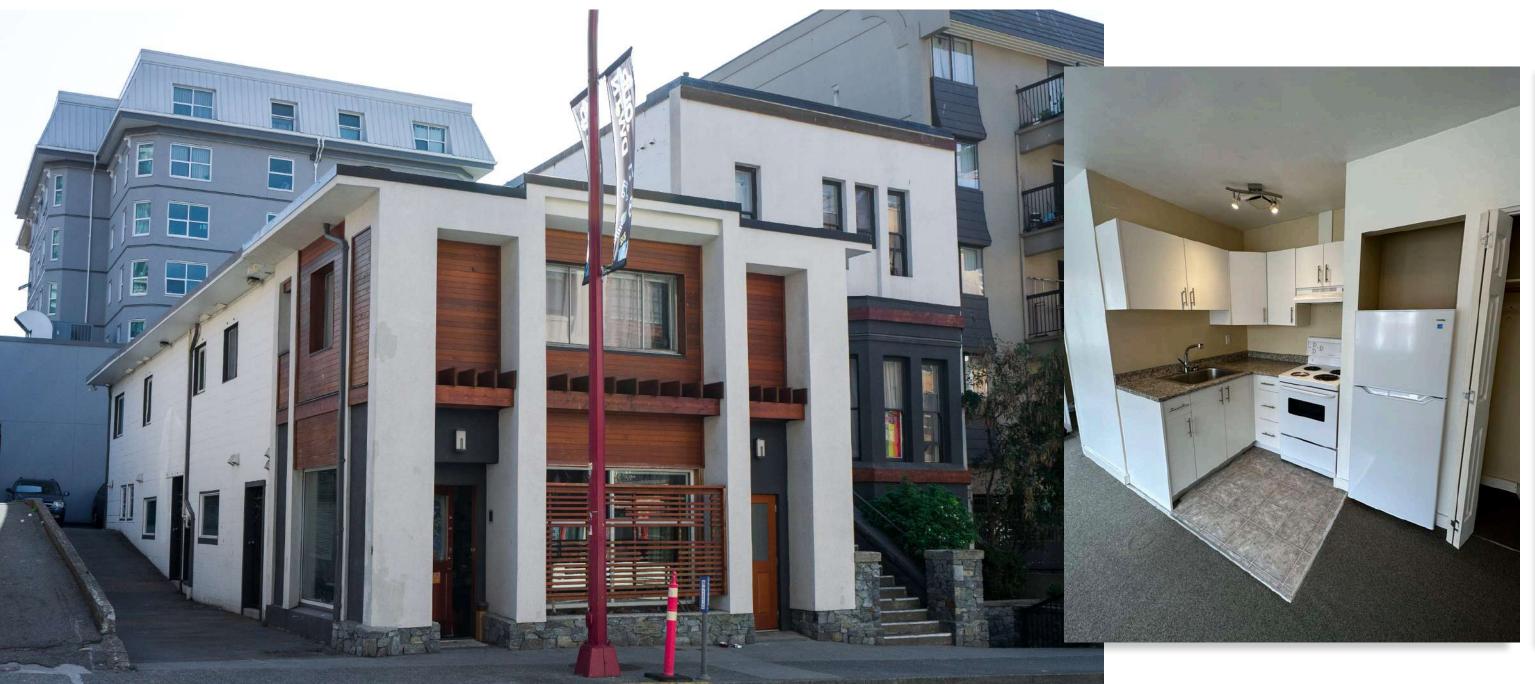




# Photo Gallery

This well maintained apartment building features 16 bachelor suites, and one two-bedroom suite, with shared coin operated laundry available on-site.





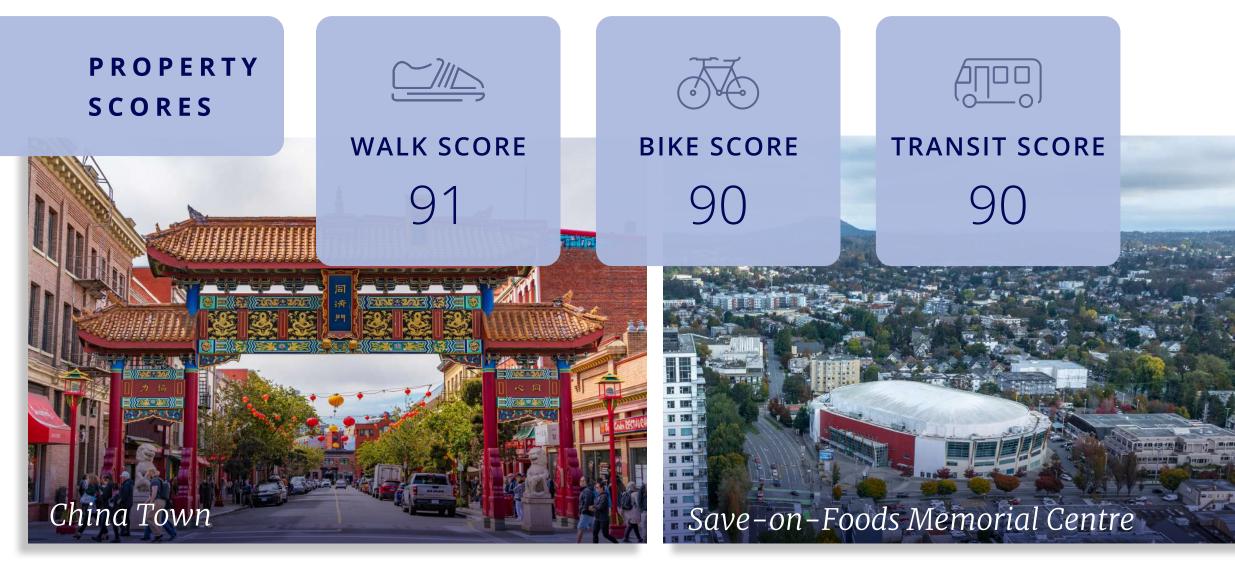




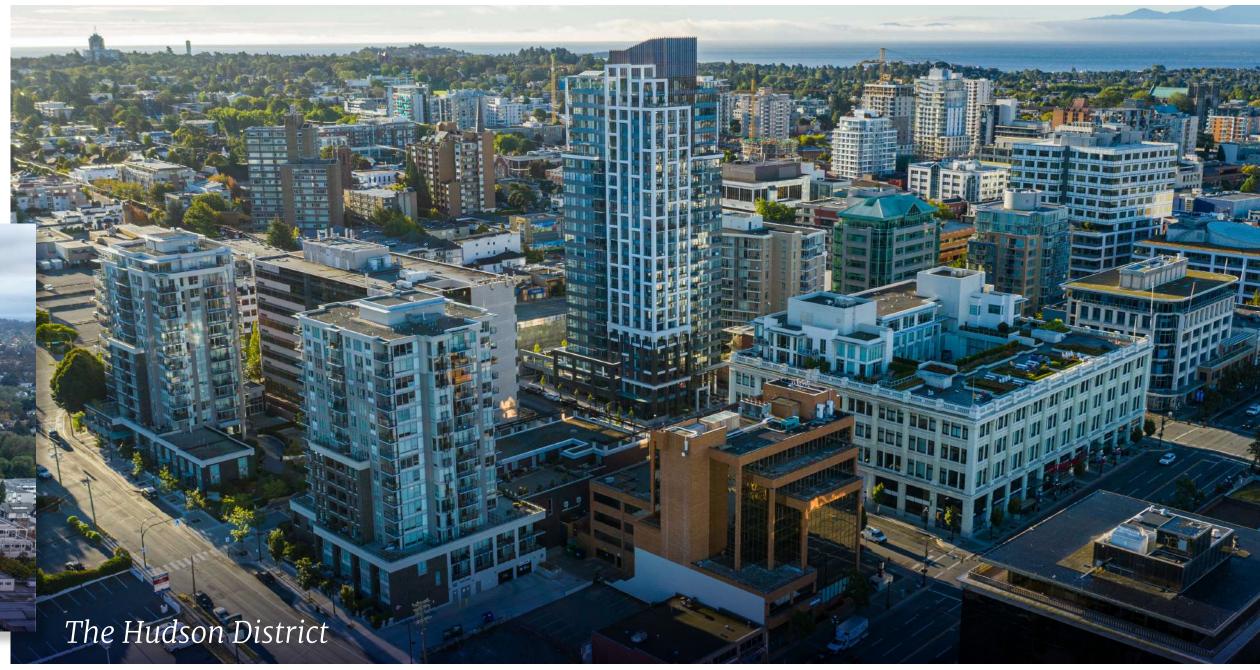
## Location Overview

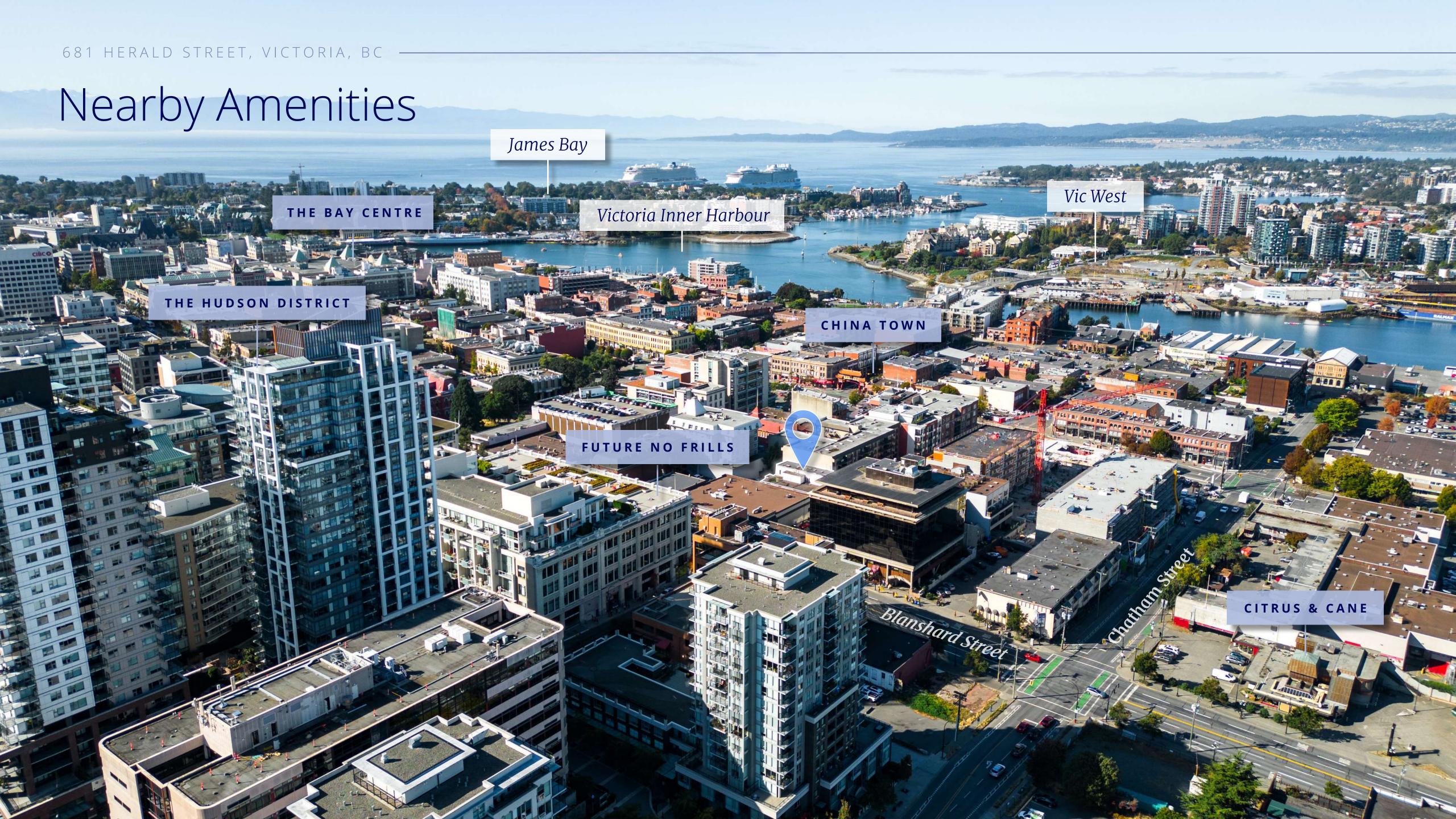
Located in the heart of Victoria, 681 Herald Street is surrounded by a wide range of amenities.

Just steps away are Chinatown, the Bay Centre, a variety of cafes, restaurants, and local shops. Residents also benefit from convenient access to grocery stores, fitness studios, and major transit routes. The Save-On-Foods Memorial Centre is also just a short walk away, offering regular sporting events and concerts. With everything close at hand, this location combines convenience, character and connectivity.









# Purchase Price \$4,500,000

(\$264,706/suite)

The property is being offered where qualified parties are asked to sign a Confidentiality Agreement and return to Colliers prior to gaining access to the virtual data room.

Tours will be scheduled following the initial marketing launch and offering instructions will be provided.

### CONTACT US

John Fayad
Personal Real Estate Corporation
Associate Vice President
+1 250 414 8378
john.fayad@colliers.com

Ed Adams

Personal Real Estate Corporation
Vice President
+1 250 414 8394
ed.adams@colliers.com

Marc Foucher
Personal Real Estate Corporation
Senior Vice President
+1 250 414 8392
marc.foucher@colliers.com

