

# For Sale By Court Order

**1501 Haultain Street**

**Victoria, BC**

**Centrally Located Mixed-Use Commercial Building**



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**AVISON  
YOUNG**

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## Executive Summary

### LEGAL DESCRIPTION

LOT 24, BLOCK 15, SECTION 48, VICTORIA DISTRICT, PLAN 835  
PID: 000-366-668

### LOT SIZE

5,500 SF

### BUILDING AREA

Main Floor : 1,650 SF  
Second Floor : 1,980 SF  
Total: 3,630 SF

### ZONING AND OCP

C-1 Limited Commercial District & Small Urban Village ( Up To 2:1 FSR)

### PARKING

Up to 10 surface stalls

### PROPERTY TAXES

\$15,531 (2024)

### YEAR BUILT

1988

### ASKING PRICE

\$1,699,000

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## Opportunity

To Purchase a two storey, multi tenant, mixed-use building with two commercial units at grade and 2 two bedrooms units on the second floor. All units are currently leased.

The site is rectangular in shape and has approx. 110' of frontage on Haultain Street and approx. 50' on Belmont Avenue.

## Neighbourhood

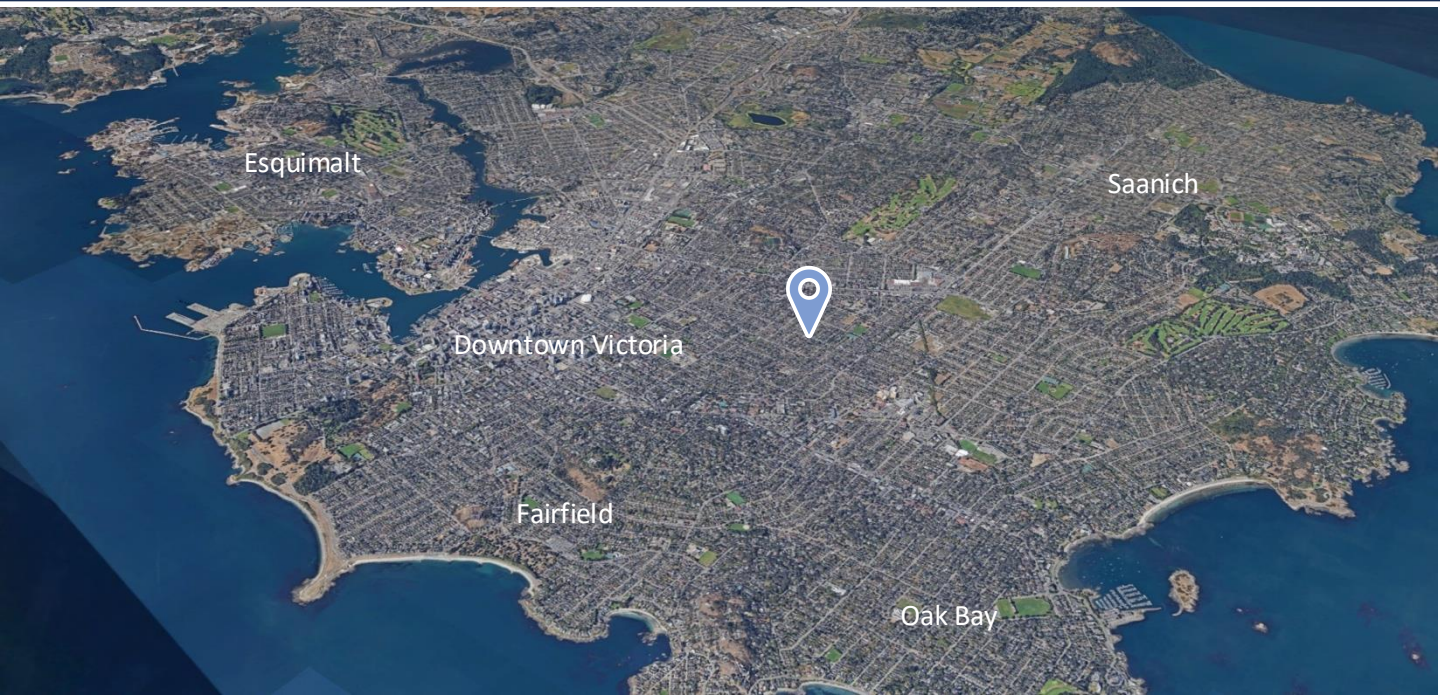
The subject property is located in the Fernwood neighbourhood of the City of Victoria but more specifically the property is found in the Haultain Corners area. Haultain Corners is a small neighbourhood centre that sits along Haultain Street at Belmont Avenue. Most of the homes surrounding Haultain Corners are mid to early 20th century single family homes. Haultain Corners is also home to several commercial businesses including a coffee shop, a hair salon and a convenience store.



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