



Colliers

For Sale

903 Humboldt Street, Victoria, BC

Exceptional Owner/Occupier or
Investment Opportunity

Gail Reaney

Vice President

+1 250 414 8387

gail.reaney@colliers.com

Accelerating success.



Features

- Extensive upgrades
- Excellent exposure along Quadra at Humboldt
- Close proximity to downtown, Cook Street Village and James Bay
- Located in well established Fairfield neighbourhood
- Ample parking on site and in the area

Unique opportunity to acquire a meticulously updated character building in the sought-after Fairfield neighbourhood.

The subject property offers residential rental units on both the garden and upper level with commercial office space on the main level; presenting an ideal opportunity for an investor or owner/occupier to choose their tenants and set the rates.

Located in the tranquil Humboldt Valley on the corner of Humboldt and Quadra Street. Three blocks from downtown, steps from Beacon Hill Park, and an easy walk to Cook Street Village.





Extensive mechanical updates throughout



Electrical updates throughout



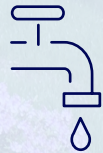
Double pane windows in residential units



Heated flooring throughout residential units



On demand hot water throughout building



Perimeter drains



Fiber glass shingle roof completed +/- 2004



High-end appliances within residential units

Salient Facts

Civic Address	903 Humboldt Street, Victoria, BC	
Legal Address	Lot 1, District Lot 1695, Victoria Land District, Plan VIP898, PID: 006-919-421	
Lot Size	8,400 SF	
Building Size	Main Floor Commercial	1,376 SF
	Residential Suite 102	667* SF
	Residential Suite 101	754* SF
	Residential Suite 300	1,011* SF
	Total Building Area	3,807* SF <i>*all approximate</i>
Year Built	1912 with extensive upgrades completed in 2018/2019	
Tenancy	Law firm on the main floor level operating on a month-to-month net lease	
	Suite 101 and 102 are vacant	
	Suite 300 is owner-occupied, to be vacated	
Zoning	C1-CR-6 Quadra Commercial Residential District	
Parking	On site parking available for five vehicles	
Assessed Value	Land	\$1,893,000
	Building	\$352,300
	Total	\$2,245,300
Property Taxes (2025)	\$18,000	
Projected Net Income	\$118,294	
Financing	Treat as clear title	
Asking Price	\$2,499,000.00	

Interior Photos

Residential unit 102



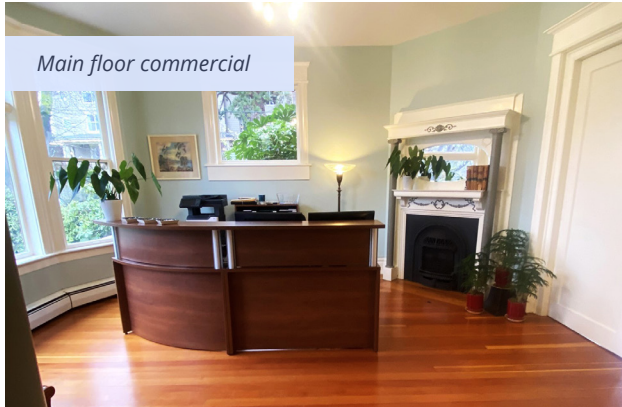
Main floor commercial



Residential unit 101



Main floor commercial



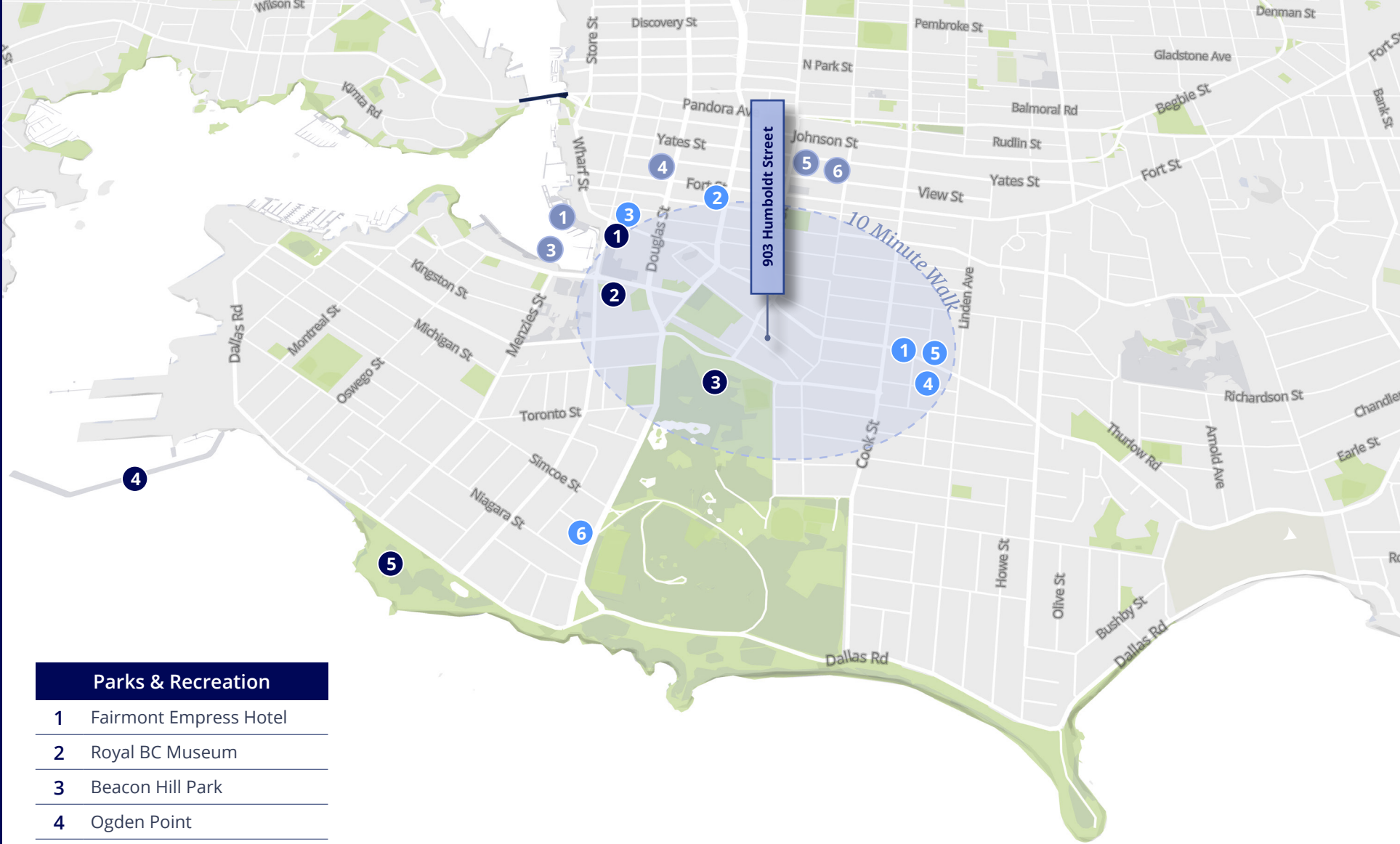
Main floor commercial

Residential unit 102



Residential unit 101





Parks & Recreation

- 1 Fairmont Empress Hotel
- 2 Royal BC Museum
- 3 Beacon Hill Park
- 4 Ogden Point
- 5 Holland Point Park

Travel & Lifestyle

- 1 Harbour Air Seaplanes
- 2 Helijet International
- 3 Black Ball Ferry Line
- 4 The Bay Centre
- 5 Market on Yates
- 6 London Drugs

Food & Beverage

- 1 Starbucks Coffee
- 2 Tourist Wine Bar
- 3 10 Acres Bistro
- 4 Beagle Pub
- 5 Big Wheel Burger
- 6 Beacon Drive-In

Bike Score

84

Walk Score

91

Transit Score

90



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