

1125
Oscar Street

BELLWOOD PLACE

CBRE

For Sale

24-Suite Apartment Building

Steps From Cook Street Village & Dallas Road Waterfront

VICTORIA, BC



1125 Oscar Street

BELLWOOD PLACE

SALIENT DETAILS

PID:	000-518-603
Legal Description:	LOT A, PLAN VIP24686, VICTORIA LAND DISTRICT, FAIRFIELD FARM ESTATE
Lot Size:	18,762 SF
Year Built:	1971
Unit Count:	24 (Unit Distribution on Page 4)
Occupancy:	100%
Storeys:	4
Parking:	24 Paved Surface Parking Stalls
Roof:	Torch-On Membrane
Hydro:	Units Individually Metered
Heating:	Electric Baseboard (Paid by Tenant)
Hot Water:	120 Gallon Tank Tankless Boiler
Electrical:	800 Amp Main
Elevator:	Thyssen Krupp Hydraulic
Property Taxes:	\$32,453 (2024)
Assessed Value:	\$6,763,000 (2024)
Current Zoning:	R3-AM-2 (Mid Rise)

PRICE: \$6,900,000

THE OFFERING

CBRE Limited is pleased to present for sale 1125 Oscar Street in Victoria, BC. This exceptionally-well maintained apartment building, known as Bellwood Place, has been with the same owner for over 35 years, and features 24 residential suites on 18,762 SF of land. Situated steps from Cook Street Village, this ideally located multi-family property offers tenants an unmatched blend of village style amenities and proximity to iconic waterfront parklands, all while only minutes from Downtown Victoria. Owners will benefit from a neighbourhood with extremely high rental demand and under market rents (31% spread to market), which will provide income upside on tenant turnover.

HIGHLIGHTS

- 24 suites with excellent suite mix
- Situated on 18,762 SF of land
- Extremely well maintained by 35+ year owner
- Upside in rents (31% spread to market)
- All suites individually metered
- Electric baseboard heat paid by tenants
- New tankless hot water boiler
- Torch-on roof in excellent condition
- 24 paved parking stalls at rear (8 covered)
- 14 units have fireplaces
- 24 storage lockers (one per unit)
- Coin-op laundry room (2 washers / 2 dryers)
- Steps from highly desirable Cook Street Village, Beacon Hill Park, Dallas Road Beach
- Direct proximity to numerous transit options



WEST SIDE OF BUILDING



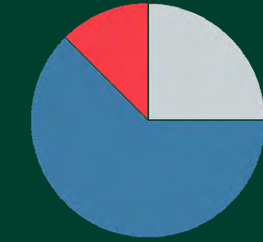
BACK OF BUILDING / PARKING

SUITE MIX



UNIT DISTRIBUTION

SUITE TYPE	# OF UNITS	AVG. RENT	MARKET RENT*	AVG. SPREAD TO MARKET
Studio	6	\$893	\$1,400	57%
1 Bedroom	15	\$1,473	\$1,850	26%
2 Bedroom	3	\$1,746	\$2,200	26%
Total	24	\$1,362	\$1,781	31%



● STUDIO ● 1 BED ● 2 BED

*market rent calculated based on most recent rental rate for similar unit in building or comparable units in area

BUILDING AMENITIES / COMMON AREAS



COMMON AREA - LOBBY



COMMON AREA - LAUNDRY

SUITE PHOTOS



SUITE - LIVING ROOM



SUITE - BALCONY



COMMON AREA - LOBBY



COMMON AREA - STORAGE



SUITE - KITCHEN



SUITE - BATHROOM

FAIRFIELD NEIGHBOURHOOD AMENITIES



BEACON HILL PARK



DALLAS ROAD

COOK STREET VILLAGE VICTORIA, BC

Cook Street Village, located in the heart of Victoria, British Columbia, is one of the city's most desirable neighbourhoods. Residents enjoy a vibrant atmosphere, with local shops, cafes, and restaurants, including the beloved Cook Street Market, which features fresh produce and artisanal goods. Nature lovers benefit from nearby Beacon Hill Park, offering picturesque gardens and walking trails for outdoor activities and community events. With accessible public transportation, commuting to downtown Victoria is a breeze, allowing residents to enjoy the tranquility of village life while staying connected to the city.

LOCAL AMENITIES

FOOD & BEVERAGE

1. Starbucks
2. Moka House
3. Big Wheel Burger
4. Village Food Court
5. Morning People
6. Bubby Rose Bakery
7. The Beagle Pub
8. Poke Fresh
9. Pizzeria Primastrada
10. Empire Donuts
11. Benjos Tacos
12. Thunderbird Korean

SHOPPING & SERVICE

13. Cook St Dental
14. Cirkil Pilates
15. Books & Shenanigans
16. Heiser & Winski Law
17. Lifestyle Markets
18. Kays Korner Goods
19. Cook St Liquor
20. Lumber World
21. Cook St Medical
22. The Root Cellar
23. ASH Refillery
24. Cook St Spa

INSTITUTIONAL

25. Beacon Hill Park
26. Dallas Road Beach
27. Mixed-Use Development
28. Lawn Bowling / Croquet
29. Canada Post
30. Mile Zero



DEMOGRAPHICS - 1KM

Current Population	17,042
Projected Pop. Increase (5 YR)	5.2%
Households	9,639
Average Household Income	\$102,069
Average Age	46.1
Owned Dwellings	43%
Rented Dwellings	57%



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VICTORIA, BC

DOWNTOWN

HARRIS GREEN

ROCKLAND

COOK STREET

FAIRFIELD

PRICE: \$6,900,000

EXCLUSIVE ADVISORS:

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0004
ross.marshall@cbre.com

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0005
chris.rust@cbre.com

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CBRE Limited | 110-800 Yates Street, Victoria, BC V8W 1L8 | 250 386 0000

www.cbre.ca
www.cbrevictoria.com

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