

**AVISON
YOUNG**

For Sale

**1517 Amelia Street
Victoria, BC**



**Opportunity to acquire a fully
reconstructed character office
building in downtown Victoria**

Nathaniel Simpson, Vice President
250.382.3400
nathaniel.simpson@avisonyoung.com

James Murray*, Vice President
250.382.3400
james.murray@avisonyoung.com

**Personal Real Estate Corporation*

Property Details

MUNICIPAL ADDRESS

1517 Amelia Street
Victoria BC V8W 2J9

LEGAL DESCRIPTION

LOT 4A, SUBURBAN LOT 5, VICTORIA
LAND DISTRICT

PID

009-411-216

LOT AREA

2,470 Sq. Ft.

BUILDING AREA

Lower Level – 906 SF
Main Level – 908 SF
Upper Level - 935 SF
Total – 2,749 SF

YEAR BUILT

1901 – fully reconstructed in 1989

ZONING

CA-1 Pandora Avenue Special Commercial
District

POSSESSION

Vacant possession possible upon closing

ANNUAL PROPERTY TAXES

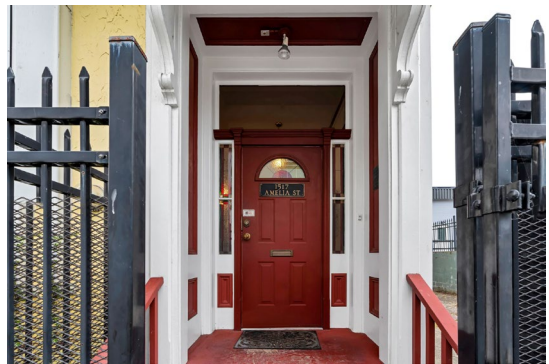
\$16,756 (2023)

PRICE

\$1,175,000

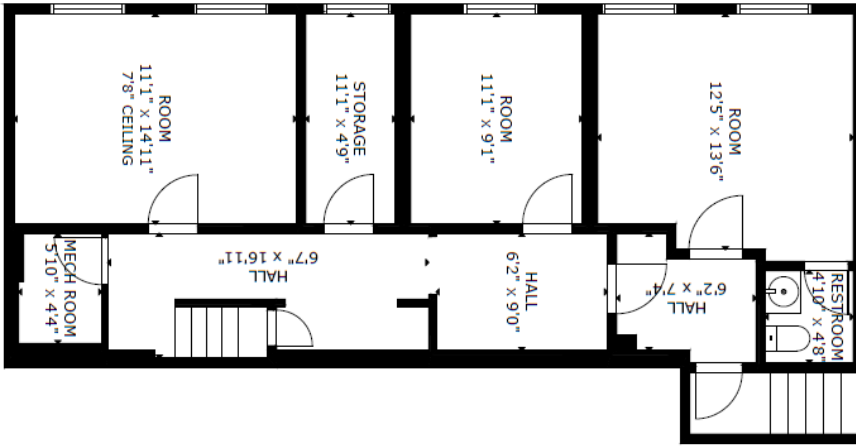
Opportunity

Rare chance to purchase a standalone office building in downtown Victoria. Situated on a row of heritage buildings on Amelia Street, home to several professional firms. The building was reconstructed in 1989 to match the aesthetic of the street but is not designated heritage. It boasts two storeys plus a full height basement with natural light. The building is well maintained and is currently leased by multiple professionals, the property also includes gated parking for up to 6 vehicles.

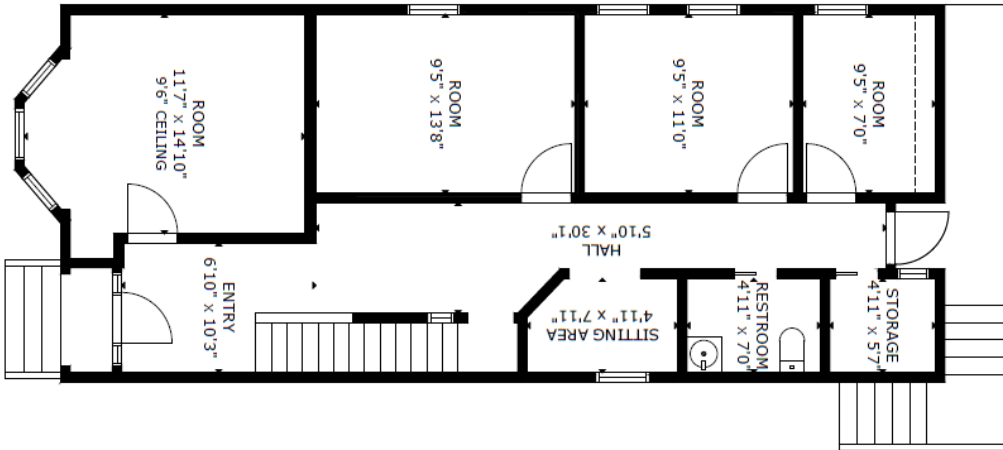


Floor Plans

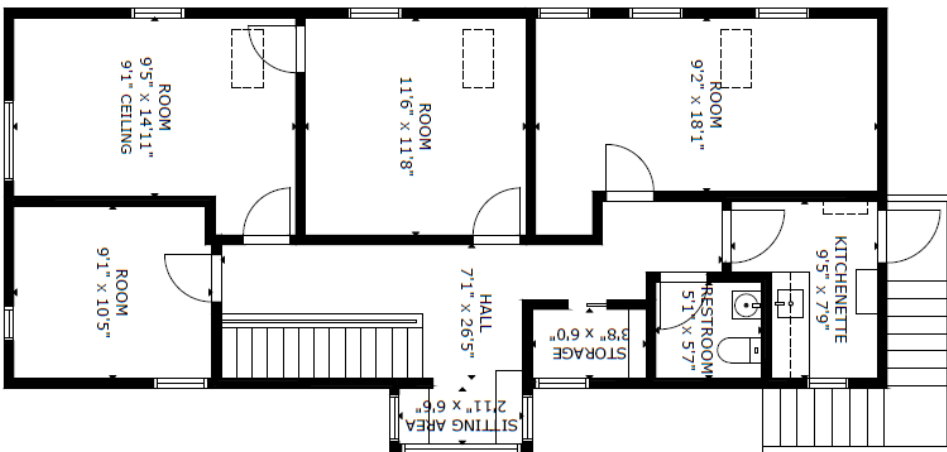
LOWER LEVEL



MAIN LEVEL



UPPER LEVEL





Points of Interest

1. Save-on-Foods Memorial Arena
2. Hudson District
3. Chinatown
4. Old Town District
5. Central Business District
6. Harris Green District
7. The Bay Centre
8. The Inner Harbour
9. BC Legislature
10. Fairmont Empress Hotel

Contact us for more information

Nathaniel Simpson, Vice President
250.382.3400
nathaniel.simpson@avisonyoung.com

James Murray*, Vice President
250.382.3400
james.murray@avisonyoung.com
**Personal Real Estate Corporation*

**AVISON
YOUNG**

**CANADA'S
BEST
MANAGED
COMPANIES**

Platinum
member

888 View Street
Victoria, BC V8W 1K2

[avisonyoung.ca](https://www.avisonyoung.ca)