

**AVISON  
YOUNG**

**For Sale**

**2634 Currie Road, Oak Bay, BC**



**Rare 10,268 SF redevelopment site in South Oak Bay with favorable RM3 zoning permitting multi-unit residential. The property is located in close proximity to Windsor Park and the Oak Bay Marina.**

**MATT PETTINGER**

Personal Real Estate Corporation  
Senior Vice President  
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**BOBBY ROSS**

Realtor, Pemberton Holmes Real Estate  
250.384.8124  
bobbyross@telus.net  
www.bobbyrossin victoria.com

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YOUNG**



## Property Summary

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### MUNICIPAL ADDRESS

2634 Currie Road, Oak Bay, BC

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### LEGAL DESCRIPTION

PID: 005-950-392  
AMENDED LOT 1 (DD 1985121) OF SECTION 23,  
VICTORIA DISTRICT, PLAN 5331

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### LOT SIZE

10, 268 SF (as per BC Assessment)

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### ZONING

RM3, Three Storey Multiple Dwellings Use

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### OFFICIAL COMMUNITY PLAN (OCP)

Multi - Unit Residential ( 3 - 8 storeys with low-rise to mid-rise multi-unit buildings)

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### YEAR BUILT

1943

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### ELECTRICAL

Separately metered suites

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### UNITS

2 - 2-bedroom suites

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### HEATING

Oil Furnace

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### PROPERTY TAXES

\$9,188 ( 2024)

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### ENVIRONMENTAL

Oil Tanks Removed in 2019

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### ASKING PRICE

\$2,500,000

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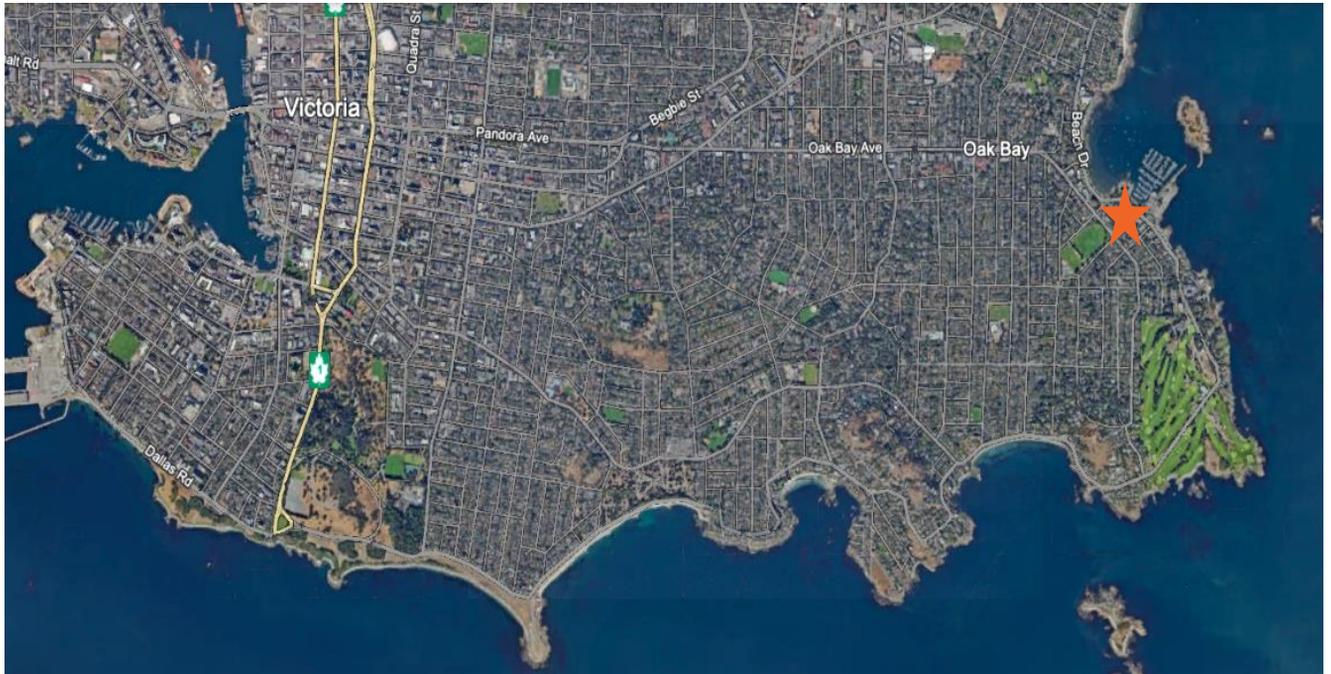
## Opportunity

Avison Young and Pemberton Holmes are excited to introduce this 10,268 square foot RM-3 Zoned corner lot which is designated Multi-Unit Residential in the Oak Bay's OCP and is adjacent to other high-density developments. The full side by side legal non-conforming duplex is in great condition, tenanted, and provides substantial holding revenue as you go through the entitlement of your project. Recent upgrades include appliances, flooring, painting, lighting, millwork, counters and plumbing. Other features include covered ceilings, French doors, updated electrical panels, detached two car garage with additional parking available in the driveway and detached pan abode studio. Just one block to the ocean, beaches, Oak Bay Marina, Windsor Park and just a short stroll to Oak Bay Avenue and Victoria Golf Club.



**FOR SALE**

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## ASKING PRICE

\$2,500,000

**Prospective purchasers are invited to contact the Listing Agents for more information.**

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