

**AVISON  
YOUNG**

**For Sale**

**1485 Fort Street, Victoria BC**

**REDUCED PRICE!**



Charming 9-unit multifamily building centrally located close to downtown Victoria towards the southern periphery of the City and within the Fernwood neighbourhood.

**Amanda Neal\***, Senior Vice President  
250.661.3227  
amanda.neal@avisonyoung.com  
*\*Personal Real Estate Corporation*

**Dave Bornhold\***, Senior Vice President  
250.686.2988  
dave.bornhold@avisonyoung.com  
*\*Personal Real Estate Corporation*

## Property Summary

---

### MUNICIPAL ADDRESS

1485 Fort Street, Victoria BC

---

### LEGAL DESCRIPTION

PID 000-100-307

Lot 3, Section 74, Victoria District, Plan 309, Except that part in plan 76 B.L.

---

### LOT SIZE

0.12 acres (5,250sf)

---

### ZONING

R3-AM-2 Mid-Rise Multiple Dwelling District

---

### YEAR BUILT/UPDATED

Circa 1908 (conversion from single family to multi-family in mid 1960's)

---

### PARKING

4 parking stalls on-site

---

### BUILDING SIZE

5,401sf (3,966sf finished + 1,435sf unfinished)

---

### UNITS

9

---

### SUITE MIX

Bachelor – 4

Studio – 2

One bedroom – 3

---

### AMENITIES

Coin operated laundry (one washer and one dryer), storage lockers, maintenance room / office

---

### STABILIZED NOI

\$88,464

---

### PRICE PER SUITE

\$220,000

---

### PURCHASE PRICE

~~\$2,225,000~~ - \$1,980,000

---

## Opportunity

Avison Young Victoria is pleased to bring to market this charming well-appointed 9-unit multifamily building located on the southern periphery of Victoria, BC. Originally built as a single family residence, the wood frame building was converted in the mid-1960's and is now comprised of 9 suites. The building has benefited from many upgrades and improvements over the years. Suites are separately metered for electricity (tenants pay), save for unit 9 which is on the house power and paid for by the landlord. The roof is torch-on with asphalt shingles. Heating is provided by way of a gas fired boiler, and suites have hot water baseboard heaters (landlord pays heat).

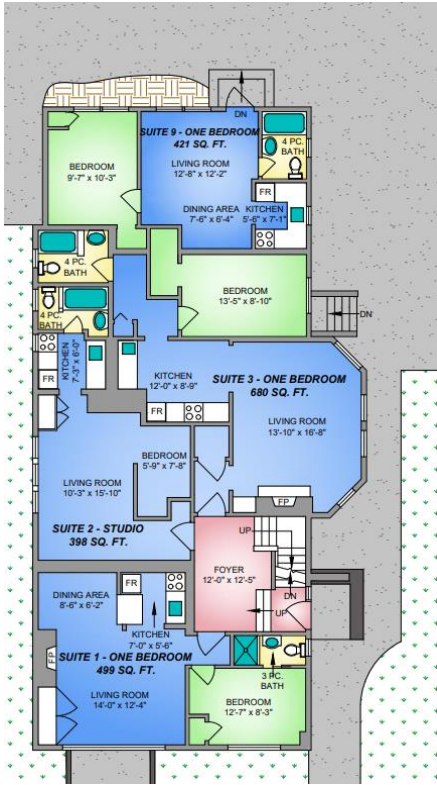
The building is located on Fort Street across from Stadacona Avenue, within the Fernwood neighbourhood. Properties in this area are highly desirable to live, work and invest, given their proximity to the downtown core as well as neighbouring municipalities of Oak Bay and Saanich.



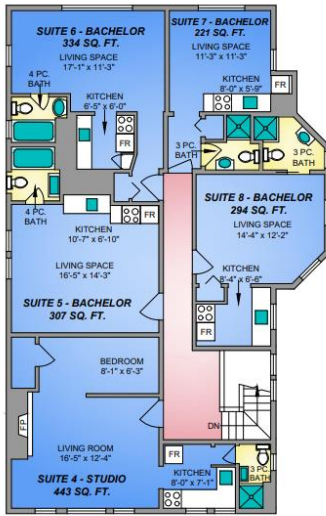
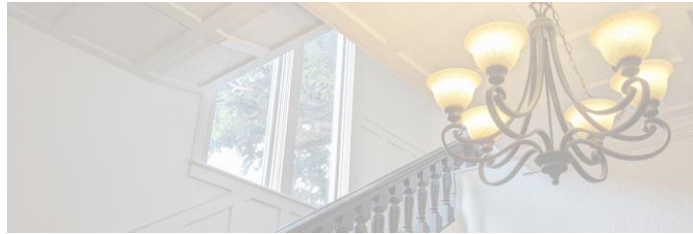
**FOR SALE**

**1485 Fort Street, Victoria BC**

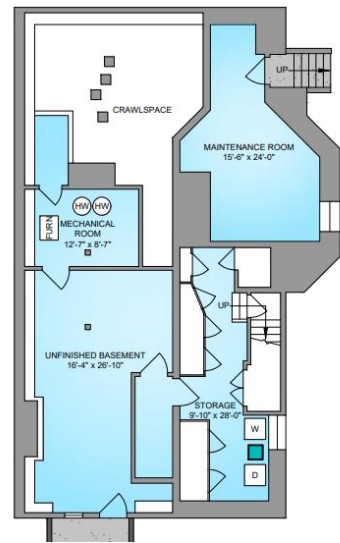
**Floor Plan**



**MAIN FLOOR**  
2161 SQ. FT.  
8'-4" CEILING HEIGHT

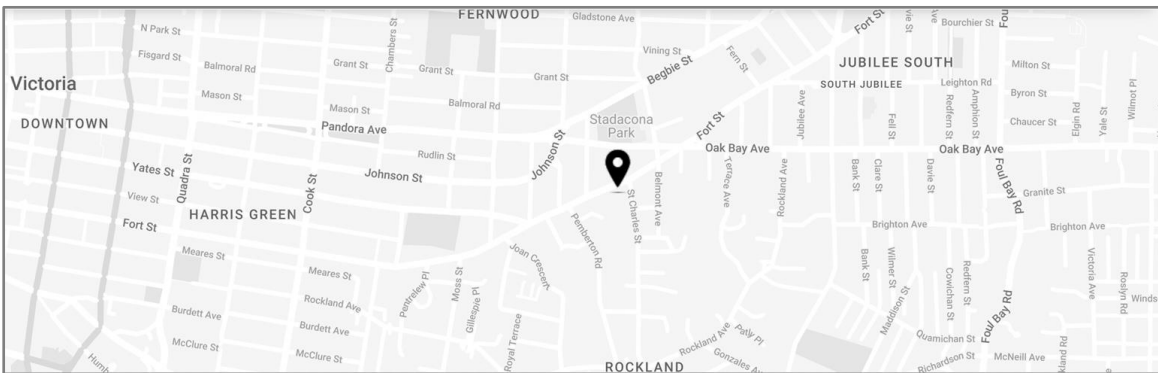


**UPPER FLOOR**  
1805 SQ. FT.  
9' CEILING HEIGHT



**LOWER FLOOR**  
1435 SQ. FT.  
7'-6" CEILING HEIGHT

**Location Map**



**FOR SALE**

**1485 Fort Street, Victoria BC**



## Rental Unit Summary

Suite #	Suite Type	Monthly
1	One bed	\$ 1,139
2	Studio	\$ 1,330
3	One bed	\$ 1,420
4	Studio	\$ 1,270
5	Bachelor	\$ 978
6	Bachelor	\$ 1,188
7	Bachelor	\$ 744
8	Bachelor	\$ 1,300
9	One bed	\$ 1,362
<b>Total</b>	<b>Monthly</b>	<b>\$ 10,731</b>



888 View Street, Victoria, BC, V8W 1K2, Canada

**Amanda Neal\***

Senior Vice President

250.661.3227

amanda.neal@avisonyoung.com

\*Personal Real Estate Corporation

**Dave Bornhold\***

Senior Vice President

250.686.2988

dave.bornhold@avisonyoung.com

\*Personal Real Estate Corporation

[avisonyoung.ca](http://avisonyoung.ca)

**AVISON  
YOUNG**

**4th BEST  
MANAGED  
COMPANIES**

Platinum  
member

© 2024 Avison Young [AY Victoria Realty Ltd.]. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young and/or AY Victoria Realty Ltd.