

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.

145 - 3066 SHELBOURNE STREET, VICTORIA, BC

FOR SALE

Owner-occupier opportunity -
built out medical office use.

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The Opportunity

This well-appointed medical strata unit presents an outstanding opportunity for owner-occupiers or investors within a highly desirable professional building. The space features multiple-plumbed offices and a flexible layout designed to accommodate a wide range of medical, dental, or wellness uses. The efficient floor plan offers several private treatment rooms, providing exceptional versatility for various healthcare or professional service providers.

Located in the Lansdowne Professional Centre, Unit 145 shares the building with Pharmasave, LifeLabs Laboratory, and Westcoast Medical Imaging, among other reputable medical use tenants.



PROPERTY FEATURES



Turnkey Medical Space



Rear Patio



One (1) Designated Stall & Visitor Parking Available



Multiple Exam Rooms, Each Equipped with a Sink



Kitchenette

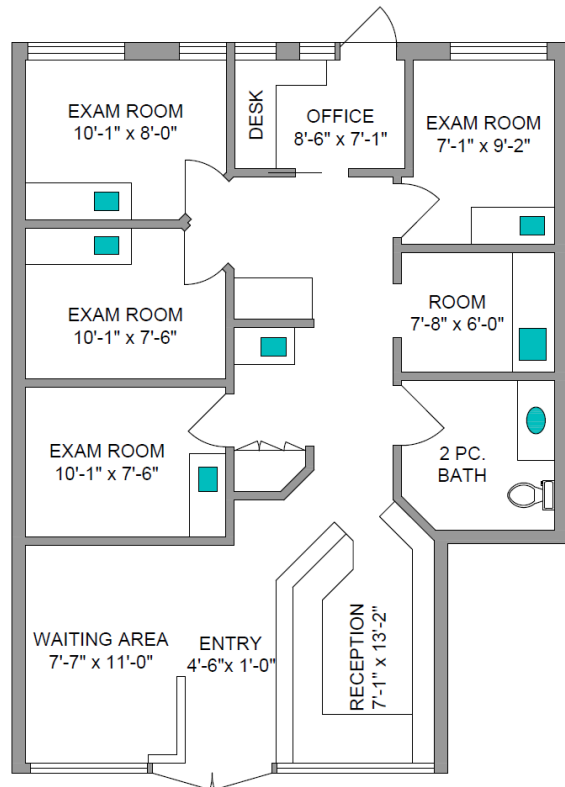


Property Overview

SALIENT FACTS

Unit Number	145
Civic Address	3066 Shelbourne Street, Victoria, BC
Area	907 SF
Zoning	TCD-1 Town Centre District
Property Taxes (2025)	\$8,712.84
Monthly Strata Fees	\$768.72 (+GST)
Price	\$630,000.00

FLOOR PLAN



Location Overview



Situated in the heart of Victoria’s thriving Shelbourne corridor, 3066 Shelbourne Street offers a prime location for medical and wellness professionals. This high-traffic area provides exceptional visibility, excellent transit access, and ample on-site and nearby parking, ensuring convenience for patients and staff alike.

The property is surrounded by a strong mix of medical offices, pharmacies, retail amenities, and established residential communities, creating a consistent and growing patient catchment. Just minutes from Royal Jubilee Hospital and major arterial routes, this location offers the perfect blend of accessibility, exposure, and professional presence within one of Victoria’s most active healthcare hubs.

WALK SCORE

92

Walker's Paradise

TRANSIT SCORE

71

Excellent Transit

BIKE SCORE

89

Very Bikeable

1	LifeLabs
2	Pharmasave
3	Subway
4	Royal Bank of Canada
5	UPS Store
6	Hillside Centre
	Canadian Tire
	Shoppers Drug Mart
	Starbucks
	Thrifty Foods
	Walmart
7	Lansdowne Middle School
8	Royal Jubilee Hospital



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