

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.

*Fully Renovated Mixed-Use Building in the Heart of Central Saanich.*

FOR SALE

7925

EAST SAANICH ROAD

SAANICHTON, BC

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PREC\*

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\*Personal Real Estate Corporation



# The Opportunity

Colliers is pleased to offer for sale 7925 East Saanich Road, a fully renovated strata titled mixed-use building containing three residential units and a large ground floor commercial unit fully leased to a daycare facility.

## Fully Renovated

*The building was gutted top to bottom in 2021–2023 to its current configuration, providing a successful purchaser with minimal maintenance requirements going forward.*

## Strata Titled

*The property was stratified into 4 units in 2025. This provides owners with long-term flexibility should they decide to sell off the individual units.*

## Spacious Floorplans

*Each residential unit contains 3 bedrooms and 2 bathrooms.*

## Commercial Unit

*The 2,700 SF ground floor commercial unit is fully leased to an established daycare operator, with room for 37 kids.*

## Walkability

*Walking distance to groceries, cafes, restaurants, and other daily needs.*







Salient  
*Facts*

MUNICIPAL ADDRESS

7925 East Saanich Road, Central Saanich, BC

LEGAL DESCRIPTION

Strata Lots 1, 2, 3 and 4 Section 5 Range 3 East South Saanich District  
Strata Plan EPS10192 Together with an Interest in the Common Property in  
Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

PIDs

032-509-952, 032-509-961, 032-509-979, & 032-509-987

YEAR BUILT

The main portion of the subject property was constructed in 1898 as one  
of the early community halls in Central Saanich

PROPERTY TAXES (2025)

\$10,884

LOT SIZE

±10,292 SF (according to BC Assessment)

ZONING

C-3A - Neighbourhood Commercial (Restricted)

HERITAGE STATUS

Designated Heritage

FINANCING

Title will be delivered free and clear of all financial encumbrances

ASKING PRICE

\$3,750,000



# Property Improvements

Previously used as a retail store on the main floor and daycare facility on the lower floor, the building underwent extensive renovations to create three residential units on the main floor and a new upper floor while also expanding the daycare on the lower floor. Upgrades include fire separation between units and commercial spaces, seismic reinforcements, new plumbing, perimeter drains, and electrical panels for each residential unit and the daycare.

## MECHANICAL & ELECTRICAL SYSTEMS

- New mechanical systems, plumbing, and venting were installed following the 2018 BCBC requirements.
- Fire-resistance ratings for demising walls between residential units are compliant with a 1-hour fire rating. The floor assembly separating the daycare from the residential units, upgraded in 2012, has a 2-hour fire-resistance rating with all penetrations properly fire-stopped.
- New smoke alarms were installed in all sleeping units, and a revised fire alarm system was added for the daycare, including new pull stations.

## DRAINAGE

The North, West, and East perimeter drains were fully replaced with new 4" perforated PVC perimeter drains and connected to the municipal infrastructure.

## BUILDING ENVELOPE

The building envelope was minimally modified, preserving its heritage character, except for the installation of new windows and doors.

## STRUCTURAL SEISMIC UPGRADES

As part of the extensive renovations, seismic upgrades were undertaken to ensure the building complies with modern safety standards. New footing elements were added to augment the existing foundations.

## ADDITIONAL UPGRADES

- A new 50mm water service with back-flow preventers.
- Independent HVAC systems and updated plumbing for each residential unit; additional washrooms for the daycare.
- New electrical systems for residential units and daycare, with provisions for electric vehicle (EV) chargers in the parking area and bike room.
- Individual hydro meters for each strata lot.





# Photo Gallery





# Location Overview

Located in the heart of the Saanich Peninsula, 7925 East Saanich Road enjoys a highly accessible and amenity-rich setting within the District of Central Saanich. The property sits just minutes from Highway 17 (Pat Bay Highway), providing seamless access to both Downtown Victoria and the Swartz Bay Ferry Terminal, while Victoria International Airport is less than a 10-minute drive away.

The immediate area offers a wide range of everyday conveniences and local services. Saanichton Village features grocery stores, restaurants, cafés, pharmacies, banks, fitness facilities, and other essential retailers. Recreational and lifestyle amenities are also abundant. Nearby attractions include Centennial Park, Island View Beach, and several golf courses, offering easy access to outdoor activities and scenic green spaces.







## OFFERING PROCESS

The property is being offered where qualified parties are asked to sign a Confidentiality Agreement and return to Colliers prior to gaining access to the virtual data room. Tours will be scheduled following the initial marketing launch and offering instructions will be provided.

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