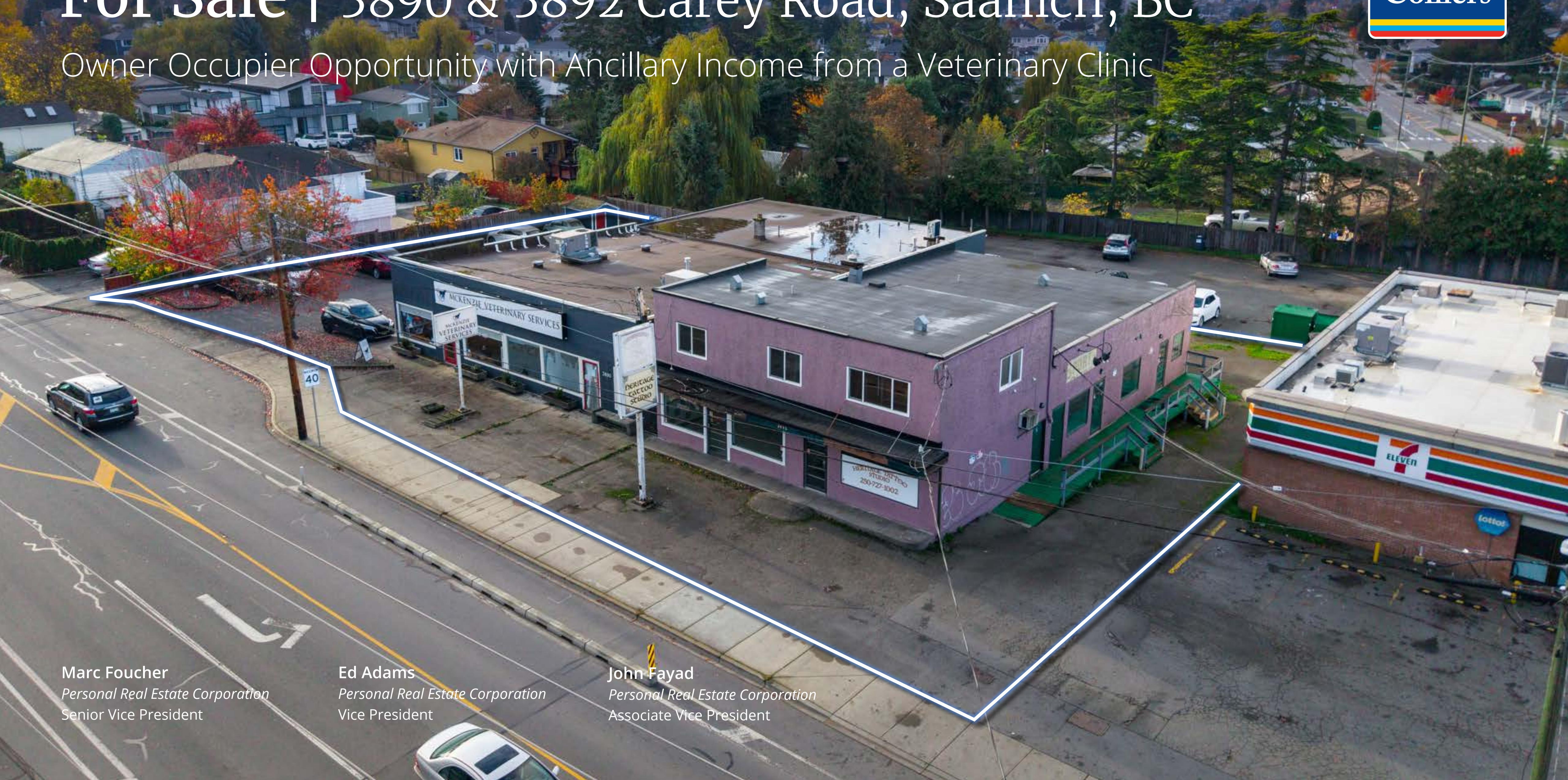


For Sale | 3890 & 3892 Carey Road, Saanich, BC



Owner Occupier Opportunity with Ancillary Income from a Veterinary Clinic



Marc Foucher
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The Opportunity

This versatile assembly offers stable cash flow from the VCA lease, with immediate functionality for owner-occupiers with 3892 Carey Road being completely vacant, or investors could lease out the units and increase their return. The properties also offer great long-term development potential, with a total site size of 20,880 square feet.

3892 Carey Road is currently demised into 4 commercial retail units on the main level, with a large 2 bedroom residential unit on the second level, all of which are currently vacant. This provides owners with the flexibility of occupying some or all of the building for their own use and leasing out the remaining units for additional cash flow. The C-2 zoning allows for a wide range of uses including retail, medical services, office, restaurant, apartment and daycare use to name a few.

3890 Carey Road is a 4,645 SF building leased to VCA, as a legal non-confirming vet use. Their lease runs until March 31, 2027 with two further options to renew, each for a term of 5 years. This provides owners with a stable source of cash flow.



3890 Carey Road



3892 Carey Road

Salient Facts

3890 CAREY ROAD

Legal Description: LOT A, SECTION 14, VICTORIA DISTRICT, PLAN 25249

PID: 002-897-750

Land Area: 13,680 SF

Year Built: 1995

Storeys: 1

Rentable Area: 4,645 SF

Tenant: VetStrategy Canada Holdings Inc. – Lease runs until March 31, 2027 with 2 options to renew for 5 years

Assessed Value (2025): \$2,377,200

Property Taxes (2025): \$49,906

Zoning: C-2 General Commercial Zone
**note veterinary use for this property is a grandfathered use and is considered legal, non-conforming*

3892 CAREY ROAD

Legal Description: LOT 11, SECTION 14, VICTORIA DISTRICT, PLAN 8356

PID: 005-505-232

Land Area: 7,200 SF

Year Built: 1951

Storeys: 2

Rentable Area: 3,600 SF

Tenant: Vacant

Assessed Value (2025): \$1,438,400

Property Taxes (2025): \$23,020

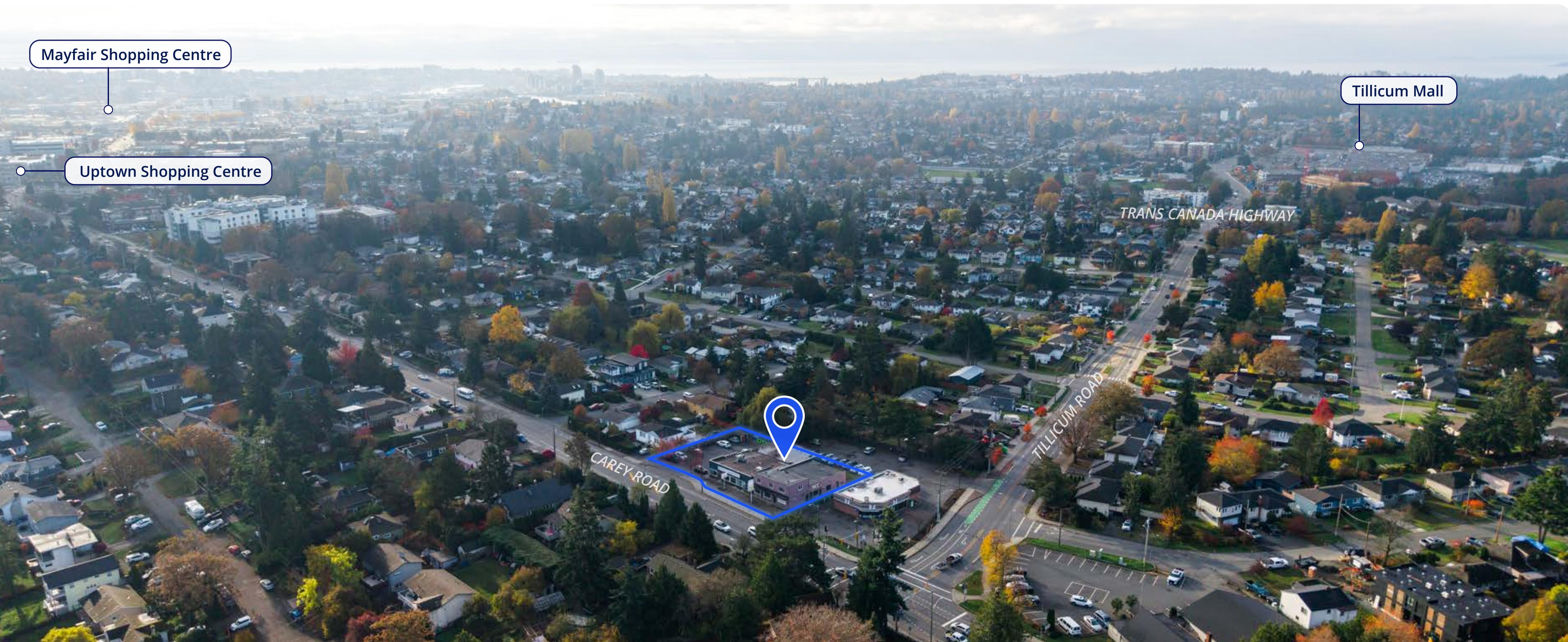
Zoning: C-2 General Commercial Zone

Location Overview

Situated in the heart of Victoria's core commercial district, the subject properties offer exceptional accessibility and convenience. The properties are strategically located just off the Trans-Canada Highway and near Uptown Shopping Centre—Victoria's premier retail and office hub—providing immediate access to a wide range of amenities including grocery stores, restaurants, banks, fitness centres, and convenience stores.

Major arterials such as Blanshard Street, Douglas Street, and McKenzie Avenue are all within minutes, ensuring seamless connectivity to Downtown Victoria, Saanich, and the West Shore communities.

The properties' central location also benefit from proximity to the Galloping Goose Regional Trail and multiple public transportation routes, offering convenient commuting options for employees and customers alike.

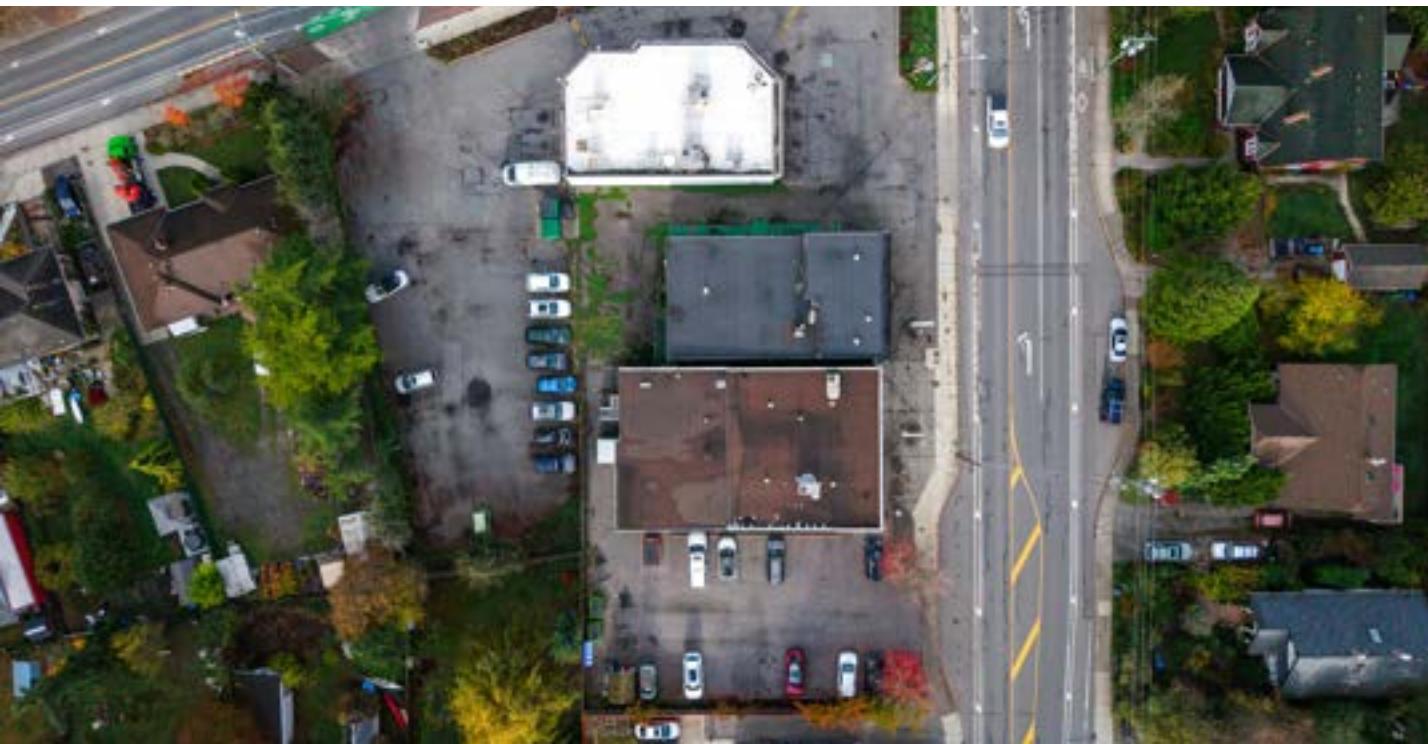
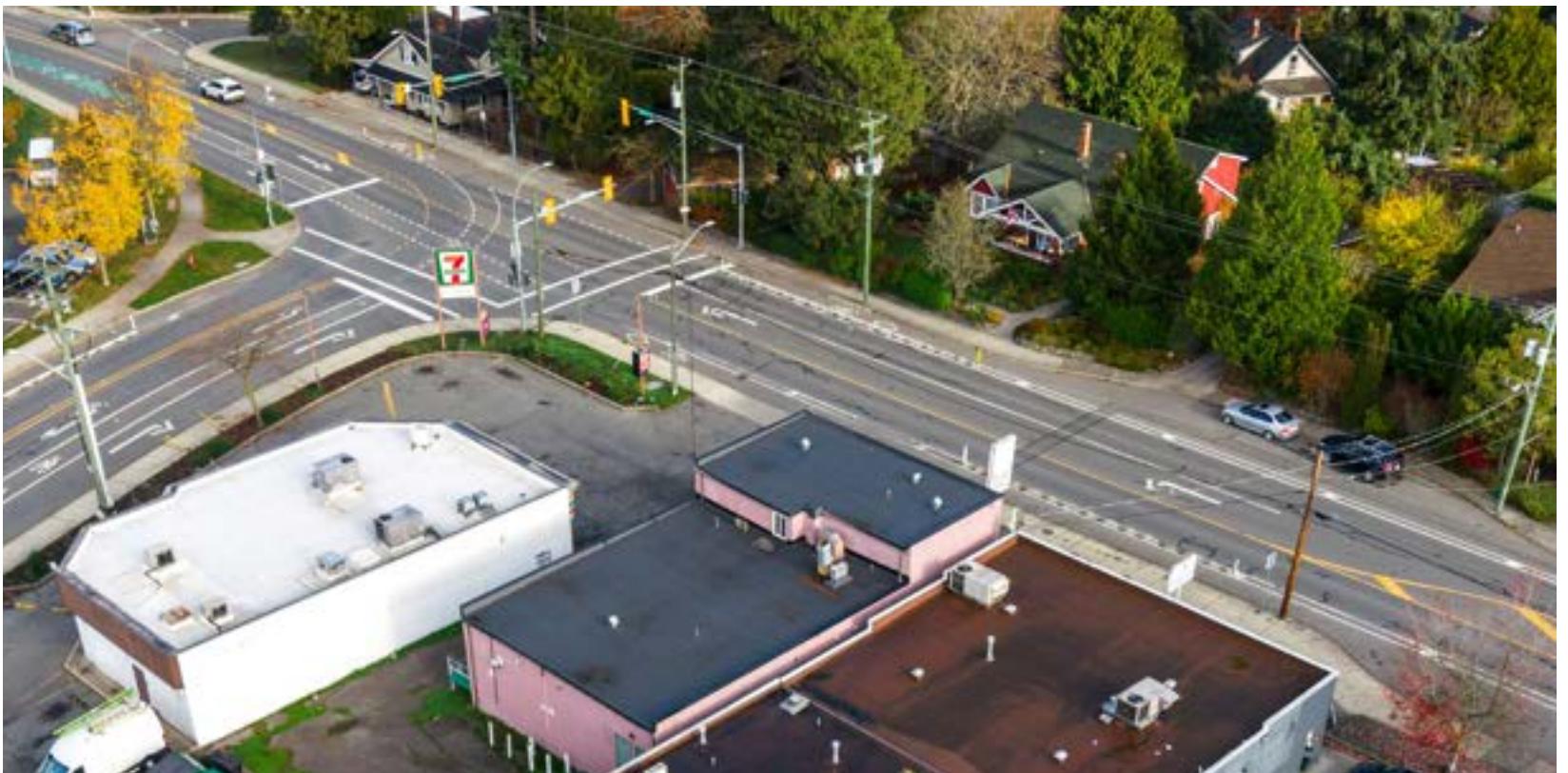
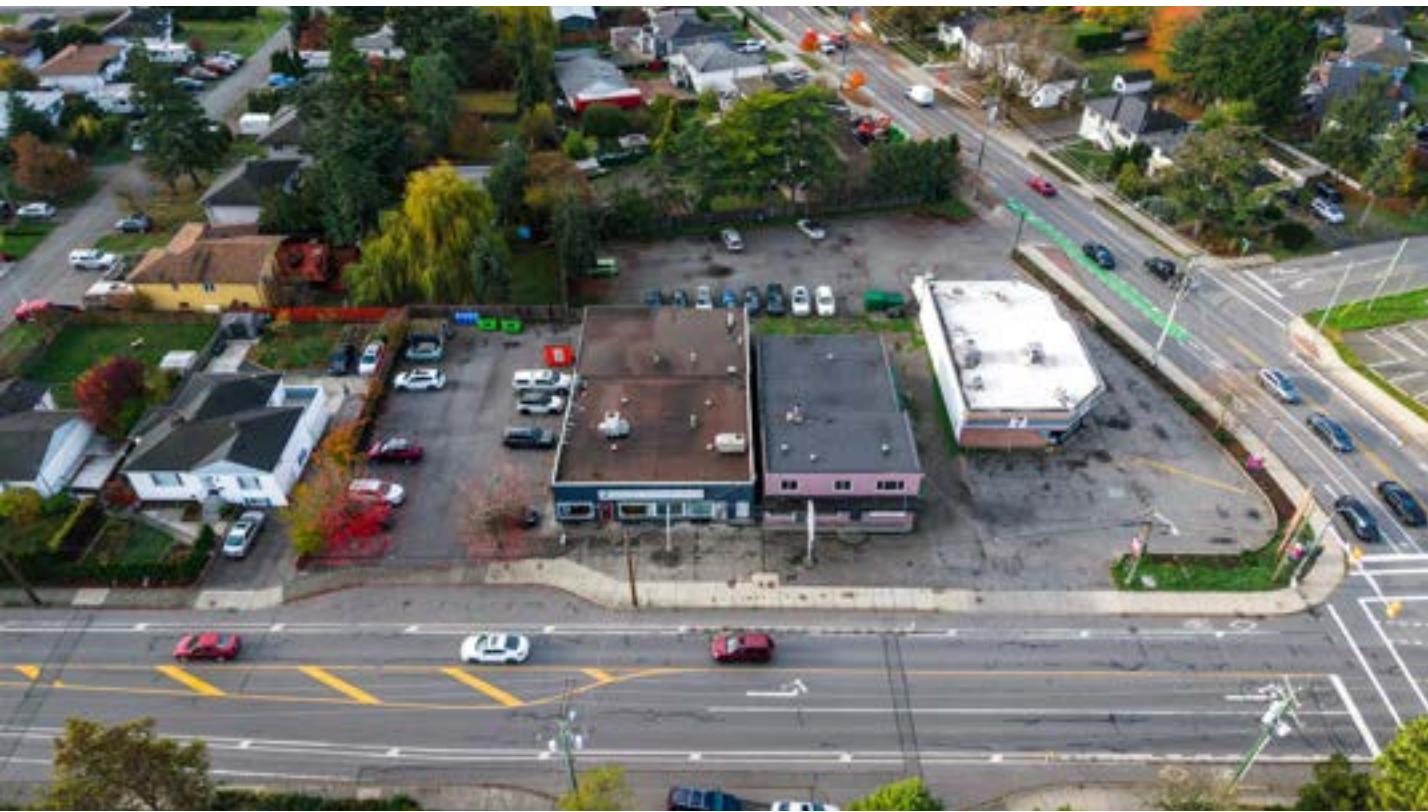


Development Potential

3890 and 3892 Carey Road together present an exceptional redevelopment opportunity within one of Greater Victoria's most connected and rapidly evolving urban nodes.

The combined site benefits from its inclusion in the District of Saanich's OCP Neighbourhoods land use designation, which represents Saanich's lower-density, low-rise urban residential areas. Neighbourhoods are well served with parks, open space, recreation facilities, and schools. Low-rise apartment (4 storeys) and mixed-use building forms, including nonmarket housing, will be supported in areas well-served by transit and near community amenities.

With their prominent location and excellent access to major transportation corridors, the properties are well positioned to accommodate a range of future development concepts including multi-family residential or a mixed-use project that capitalizes on the site's exposure and walkability.





Asking Price: \$3,650,000

Offering Process

The properties are 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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