

For Sale



FISGARD ST

BLANSHARD ST

## Development & Owner/Occupier Opportunity

### 817 Fisgard Street | Victoria, BC

- + 2,500 SF Office/Retail Building on 10,266 SF Lot
- + Excellent Redevelopment Potential, Up to 4.5:1 FSR
- + Adjacent Property Also Available for Larger Land Assembly (24,828 SF)
- + Accommodating Zoning for Owner/Occupier
- + 20+ Surface Parking Stalls
- + Mix of Private Offices, Staff Areas, & Kitchen
- + Located in Emerging Hudson District
- + Neighbourhood Undergoing Densification and Revitalization
- + Walking Distance to the Central Business District, Amenities & Shopping

## The Opportunity

The CBRE Investment Properties Group is pleased to present the opportunity to purchase a 2,500 Sq. Ft. freestanding office/retail building on a 10,266 Sq. Ft. lot located in Victoria's emerging Hudson District. The property offers a mix of private offices, staff areas, kitchen, 20+ surface parking stalls, and accommodating zoning for owner/occupiers. The vendor could consider a short term leaseback providing holding income to the purchaser. With potential density of up to 4.5:1 FSR, the site has significant development upside. The neighbouring property (1601 Blanshard Street) is also available for purchase under a separate offering, providing a combined 24,828 Sq. Ft. of development land.

## The Details

|                                 |  |
|---------------------------------|--|
| <b>Civic Address</b>            | 817 Fisgard Street, Victoria, BC V8V 3N1                         |
| <b>Legal Address</b>            | Lot A Suburban Lot 4 Victoria City Plan VIP74944                 |
| <b>PID</b>                      | 025-608-584  |
| <b>Lot Size</b>                 | 10,226 SF / 0.235 Acres  |
| <b>Gross Building Area</b>      | 2,500 SF   |
| <b>Year Built</b>               | 1953   |
| <b>Construction</b>             | Concrete Block   |
| <b>Roofing</b>                  | Torch-On   |
| <b>Electrical</b>               | 400 amp + Natural Gas Backup Generator                           |
| <b>Heating</b>                  | Roof Mounted Heat Pump   |
| <b>Parking</b>                  | 20+ Surface Parking Stalls                                       |
| <b>Property Taxes</b>           | \$39,095 (2021)  |
| <b>OCP Buildable Area</b>       | 46,017 SF  |
| <b>Price Per OCP Buildable</b>  | \$64 PSF   |
| <b>FURTHER PRICE REDUCTION!</b> | <del>\$4,495,000</del> <del>\$3,195,000</del> <b>\$2,995,000</b> |

## Zoning + OCP

ZONING

- Zoning:** R3-C Central Area Residential District  
**Current FSR:** 2.5:1 (up to 3.1 if site coverage less than 50%)  
**Uses Permitted, But Not Limited To:**
- ✓ Multiple Dwellings
  - ✓ Churches
  - ✓ Business or Professional Office
  - ✓ Retail Stores
  - ✓ Restaurants
  - ✓ Assembly
  - ✓ Private or Commercial Care Facility
  - ✓ Rest Homes, Nursing Homes, Hospitals

OCP

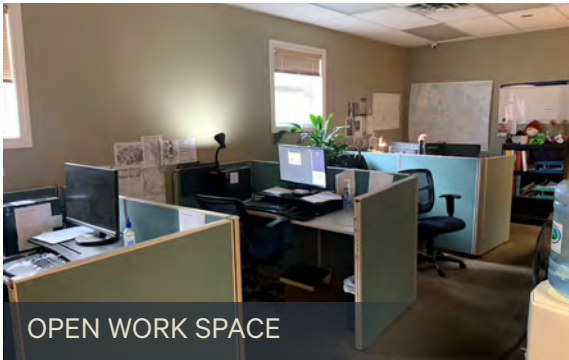
- OCP:** Urban Core - Core Residential  
**Form:** Multi-unit residential, commercial and mixed-used buildings from 3 storeys up to approximately 20 storeys.  
**Density:** FSR: 3:1 up to approx. 4.5:1 with City of Victoria Bonus Density System (Area B-2)

[CLICK HERE TO VIEW CITY OF VICTORIA BONUS DENSITY SYSTEM](#)

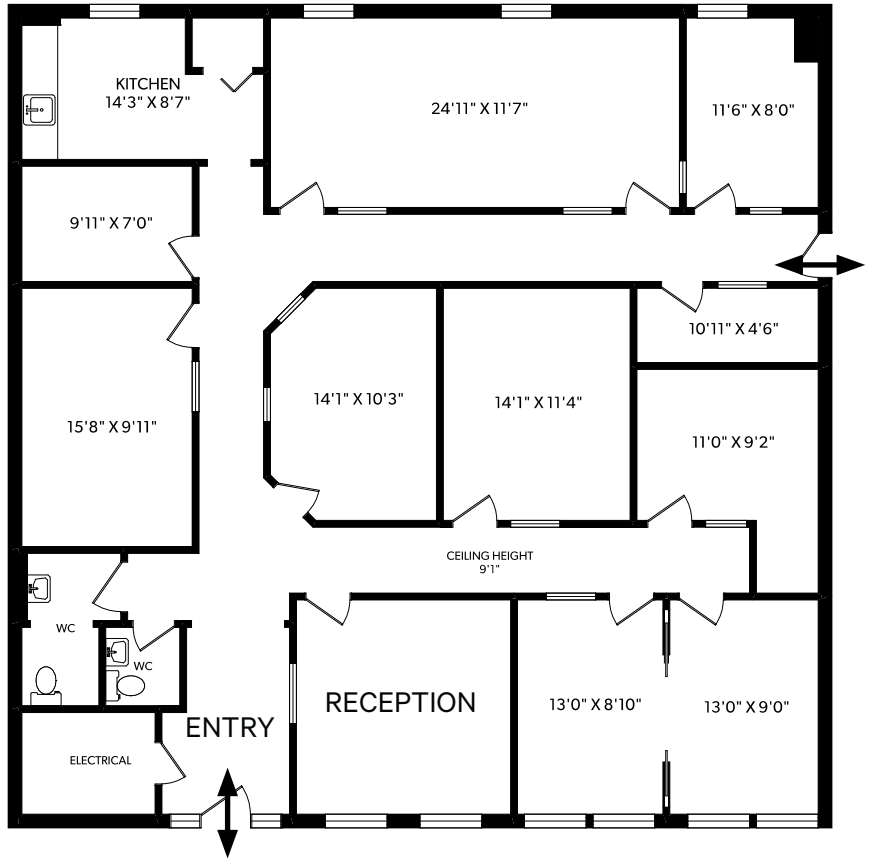
# The Floorplan



RECEPTION



OPEN WORK SPACE



**Combined Lot Size - 24,828 SF | OCP Buildable Area - 119,027 SF**  
(817 Fisgard Street + 1601 Blanshard Street)



**Subject Property**

**LOCATION:** The Subject Property is located on Fisgard Street, in the North-East quadrant of Downtown Victoria in the emerging Hudson District. Home to many of Victoria's most prominent new residential development sites, the area provides access to a wide range of amenities such as the Hudson Market and Save-On Foods Arena and is walking distance to the Central Business District and Chinatown.

# 817 Fisgard Street | Victoria, BC

## Contact Us

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V I C T O R I A

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