

FOR SALE

# *Ashford Court*

1760 FORT STREET

VICTORIA, BC



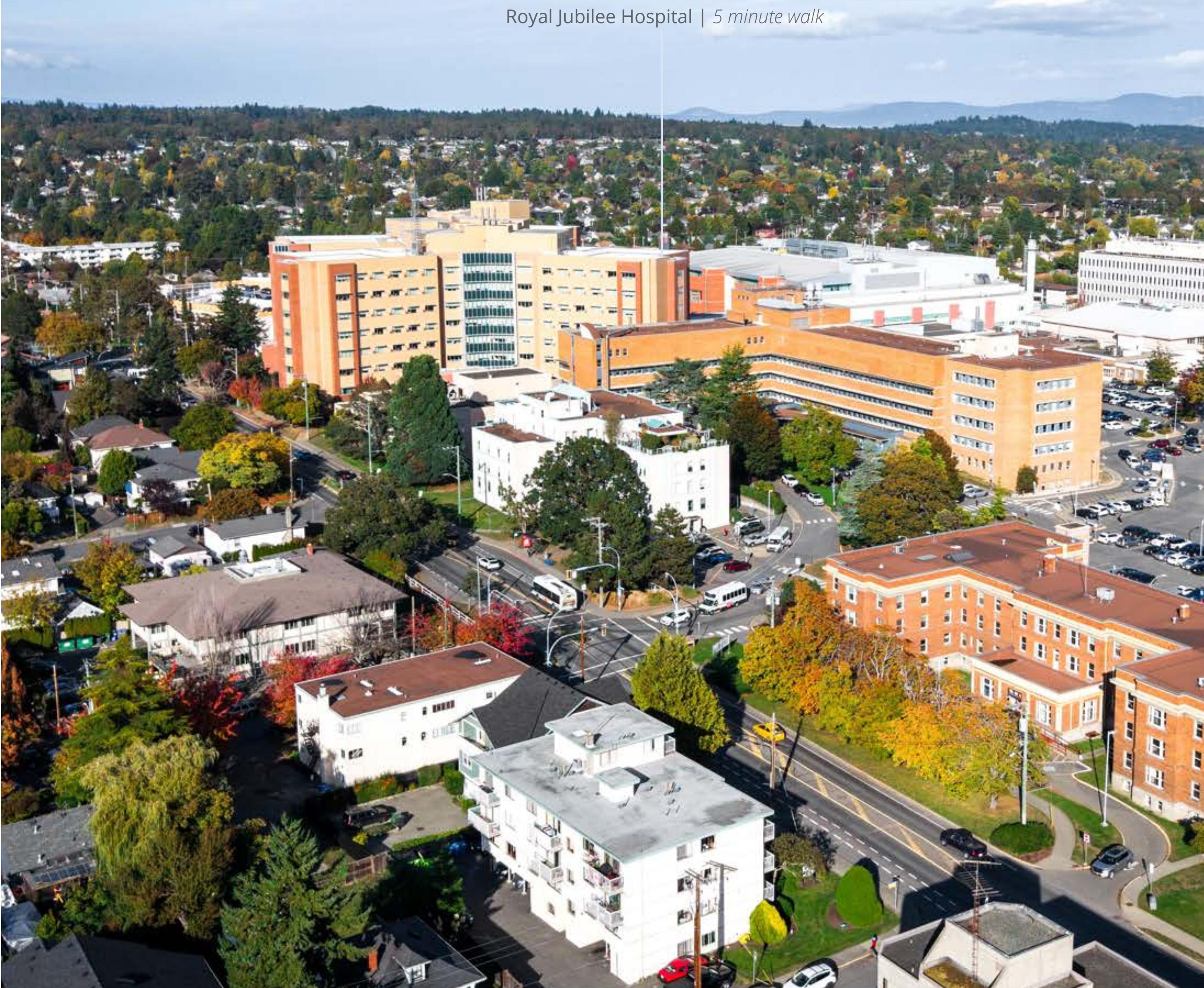
Colliers

## THE OPPORTUNITY

Colliers is proud to present Ashford Court, a well maintained 18-unit apartment building located in Victoria's highly sought-after South Jubilee neighborhood. Near the border of Oak Bay, the property benefits from being directly on a transit route, walking distance to amenities such as the Urban Grocer and Save-On-Foods, and a stable tenant mix. This 4-storey wood-frame building is situated on a 13,960 square foot lot and features a desirable mix of spacious one and two bedroom suites.



## INVESTMENT HIGHLIGHTS



### EXCELLENT SUITE MIX

15 two-bedroom units, 2 one-bedroom units and 1 bachelor unit.

### AMPLE ON-SITE PARKING

Surface parking available for tenants and visitors.

### BELOW MARKET RENTS

Significant rental upside upon tenant turnover.

### LAUNDRY ROOM

Coin-operated laundry with 2 washers and 2 dryers, owned by the Seller.

### LOCATION

Walking distance to grocery stores, cafes, restaurants, and easily accessible via transit to UVic/Camosun and Downtown.



## SALIENT FACTS

|                     |   |
|---------------------|---|
| Legal Description   | LOT A, SECTION 76, VICTORIA DISTRICT, PLAN 17519          |
| PID                 | 003-945-740   |
| Year Built          | 1964  |
| Unit Count          | 18 (one legal-non conforming bachelor unit)               |
| Occupancy           | 100%  |
| Floors              | Four (4)  |
| Gross Building Area | ± 16,073 SF   |
| Parking             | 14 paved surface stalls                                   |
| Lockers             | 17 individual storage lockers                             |
| Roof                | Torch-On Styrene Butadiene Styrene (SBS) roof membrane    |
| Windows & Doors     | Double glazed aluminum frame                              |
| Hydro               | Units separately metered (except for bachelor unit)       |
| Heating             | Hot water radiant baseboard heating by natural gas boiler |
| Electrical          | 400 Amp main  |
| Property Taxes      | \$24,724.82 (2025)  |
| Assessed Value      | \$4,707,000 (2025)  |
| Lot Size            | ± 13,960 SF   |
| Zoning              | Community Village District – 1 Zone (CVD-1)               |
| Financing           | Treat as clear title                                      |
| Sale Structure      | Asset Sale  |



94

Bike Score



90

Walk Score



## LOCATION OVERVIEW

Ideally situated along a transit corridor, Ashford Court offers a rare opportunity to acquire a well-located, income-generating property in one of Victoria's most established and supply-constrained rental markets. The location delivers strong lifestyle appeal to the tenants and they benefit from walkable access to Oak Bay, Royal Jubilee Hospital, and groceries.

### Food & Drink

- 1 Christie's Carriage House Pub
- 2 QV Coffee House
- 3 GoodSide Pastry House
- 4 White Spot
- 5 Togo Sushi
- 6 Papa John's
- 7 Pizzeria Prima Strada
- 8 Le Pho
- 9 Mosi Bakery

### Education

- 1 Oak Bay High School
- 2 Willows Elementary School
- 3 Glenlyon Norfolk School

### Services & Amenities

- 1 Forbes Pharmacy
- 2 Fort Royal Pharmacy
- 3 Royal Jubilee Hospital
- 4 Save On Foods
- 5 BC Liquor
- 6 Oak Bay Gate
- 7 Oak Bay Recreation Centre



PRICE

\$4,750,000

PRICE PER SUITE

\$263,888

ASHFORD COURT  
VICTORIA, BC

## 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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