

FOR SALE

Ashford Court

1760 FORT STREET

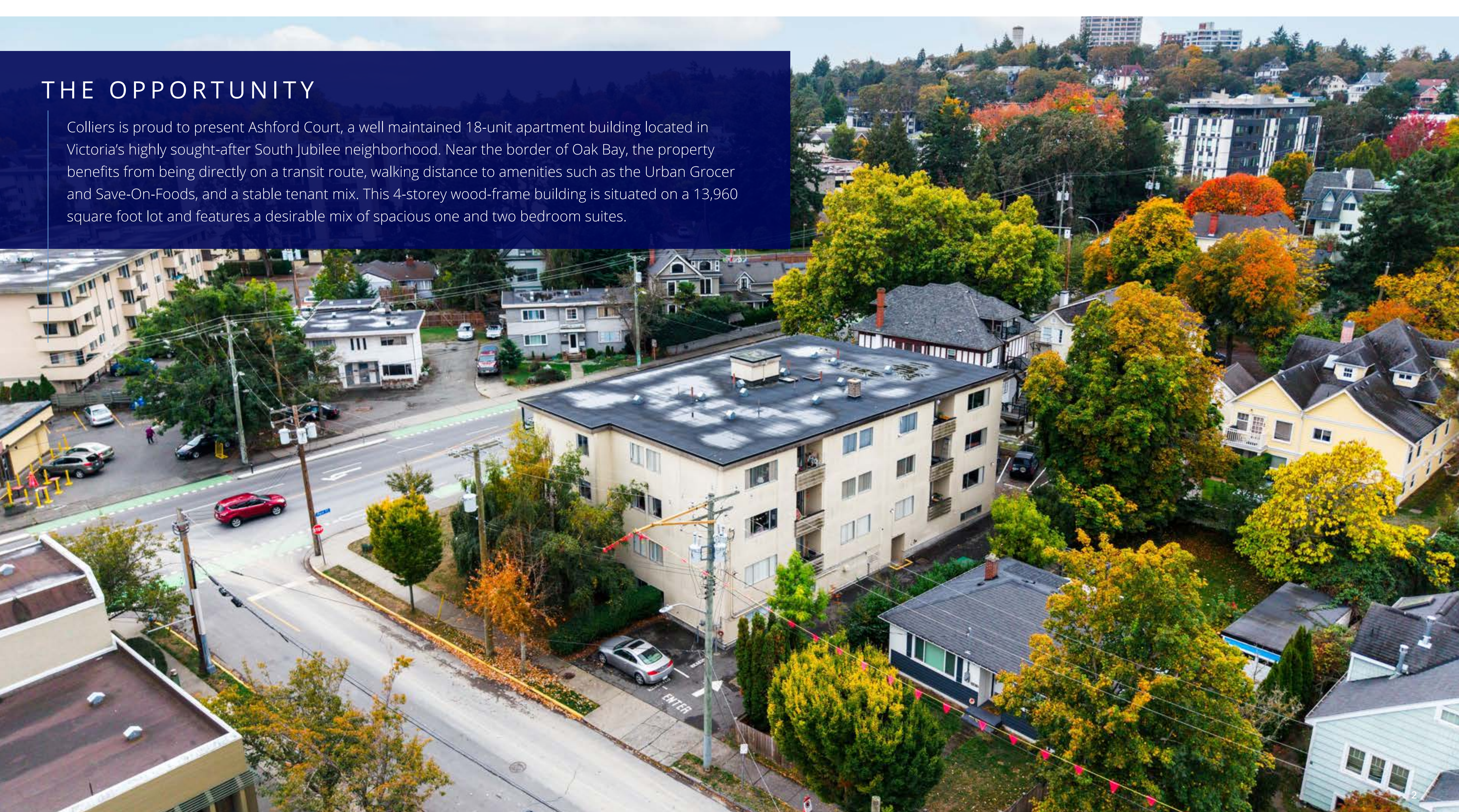
VICTORIA, BC



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.





Royal Jubilee Hospital | *5 minute walk*

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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