



FOR SALE

1602 & 1608

FORT STREET | VICTORIA, BC



1602 Fort Street



1608 Fort Street

## THE OPPORTUNITY

1602 & 1608 Fort Street represent a rare opportunity to acquire two adjacent commercial properties in one of Victoria's most established and highly trafficked urban corridors. Located on the corner along Fort Street and Oak Bay Avenue, a key arterial connecting Downtown Victoria with the Oak Bay community, the properties offer stable income today with future repositioning and redevelopment upside.

The asset is currently improved with two income-producing buildings and benefits from strong frontage, excellent visibility, and a diverse surrounding mix of retail, service, and residential uses. 1602 Fort Street benefits from a sale-leaseback structure to provide immediate income with short-term flexibility along with the established tenancy of Sound Hounds located on 1608 Fort Street.

## PERMITTED USES

*Including but not limited to:*

- Brew Pub
- Care Facility
- Drinking Establishment
- Financial Service
- Food & Beverage Service
- Hotel
- Light Industrial
- Office
- Residential
- Retail
- Veterinary Clinic

**LIST PRICE**  
**\$1,200,000 | \$121.00/SF**

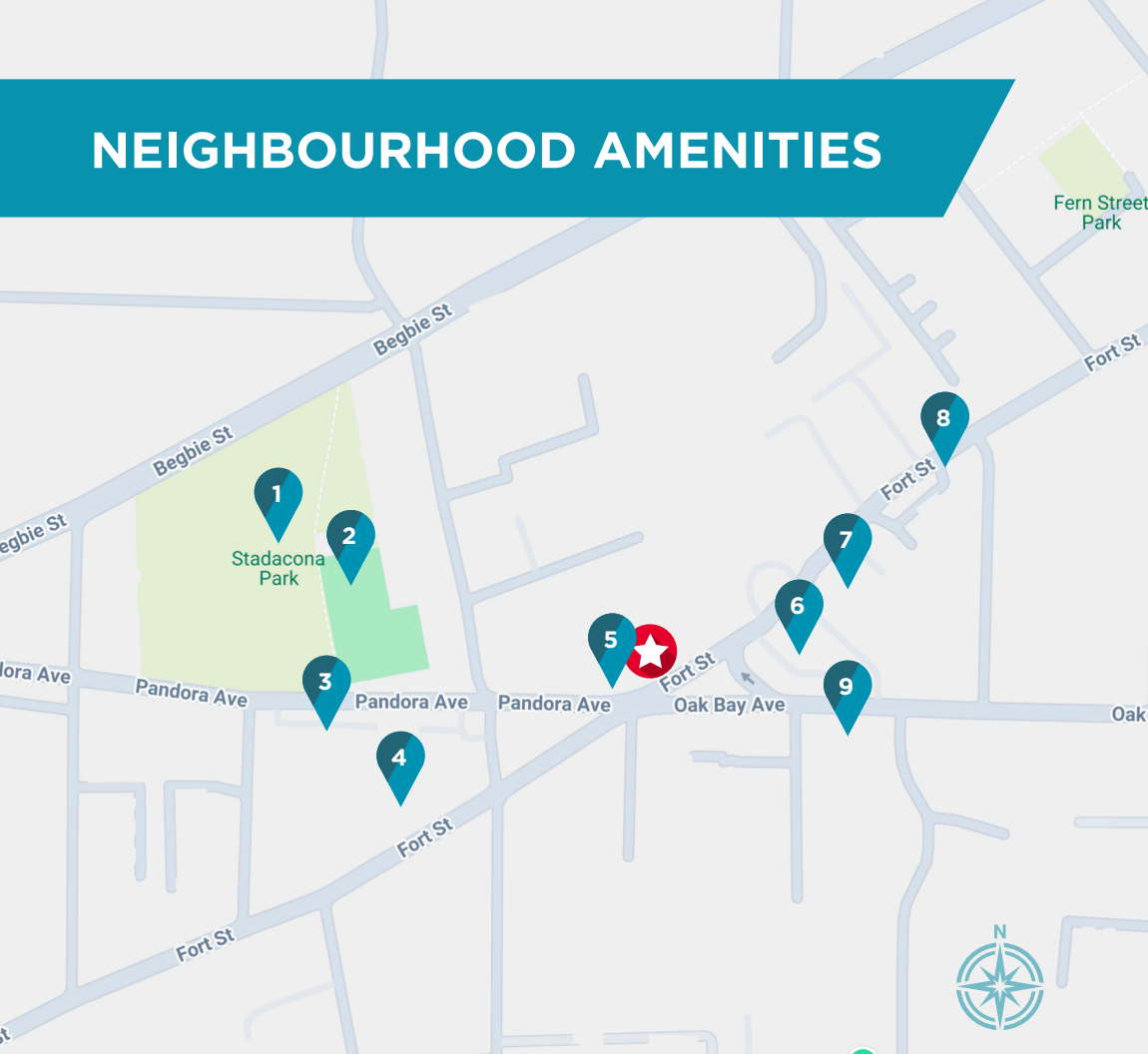
## PROPERTY DETAILS

	1602 FORT STREET	1608 FORT STREET
<b>NEIGHBOURHOOD</b>	Jubilee	Jubilee
<b>YEAR BUILT</b>	1971	1923
<b>PID</b>	002-371-804	003-843-041
<b>SITE SIZE</b>	4,409	3,870
<b>BUILDING SIZE</b>	7,400	2,500
<b>ZONING</b>	TCD-1, Town Centre District Lot Coverage: 80% maximum Commercial/Residential Use	TCD-1, Town Centre District Lot Coverage: 80% maximum Commercial/Residential Use:
<b>FSR</b>	1.6	1.6
<b>TAX ASSESSMENT (2025)</b>	\$21,324	\$12,004
<b>ASSESSED VALUE (2026)</b>		
<b>LAND</b>	\$705,000	\$619,000
<b>BUILDING</b>	\$483,000	\$38,600
<b>TOTAL</b>	\$1,188,000	\$657,600


## ENVIRONMENTAL


The Vendor has conducted on and off-site environmental assessment work with respect to contamination from the dry-cleaner. Upon a prospective purchaser executing a Confidentiality Agreement the environmental information will be provided to the potential purchaser. The property will be sold on an as is basis.


# NEIGHBOURHOOD AMENITIES




## AMENITIES

 1602 & 1608 Fort Street


 1 Stadacona Park


 2 Stadacona Tennis Courts


 3 Pandora Avenue  
Origin Bakery

 4 Shine Café

 5 Rebellion Barbershop

 6 Vessel Liquor

 7 Urban Grocer

 8 Esso

 9 LifeLabs



**75**

TRANSIT SCORE  
EXCELLENT TRANSIT



**89**

BIKE SCORE  
VERY BIKEABLE



**88**

WALK SCORE  
VERY WALKABLE

## FOR INFORMATION, CONTACT

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