FOR SALE

1517 AMELIA STREET, VICTORIA, BC

DOWNTOWN VICTORIA HIGH-RISE DEVELOPMENT OPPORTUNITY

OPPORTUNITY TO ASSEMBLE AN ENTIRE CITY BLOCK WITH ADJACENT PROPERTIES:
854-880 PANDORA AVENUE (23,400 SF)
830 PANDORA AVENUE (9,530 SF)

Click to View 854-880 Pandora Avenue Brochure

Click to View 830 Pandora Avenue Brochure

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*Personal Real Estate Corporation

Marcus & Millichap

FOR SALE

1517 AMELIA STREET, VICTORIA, BC

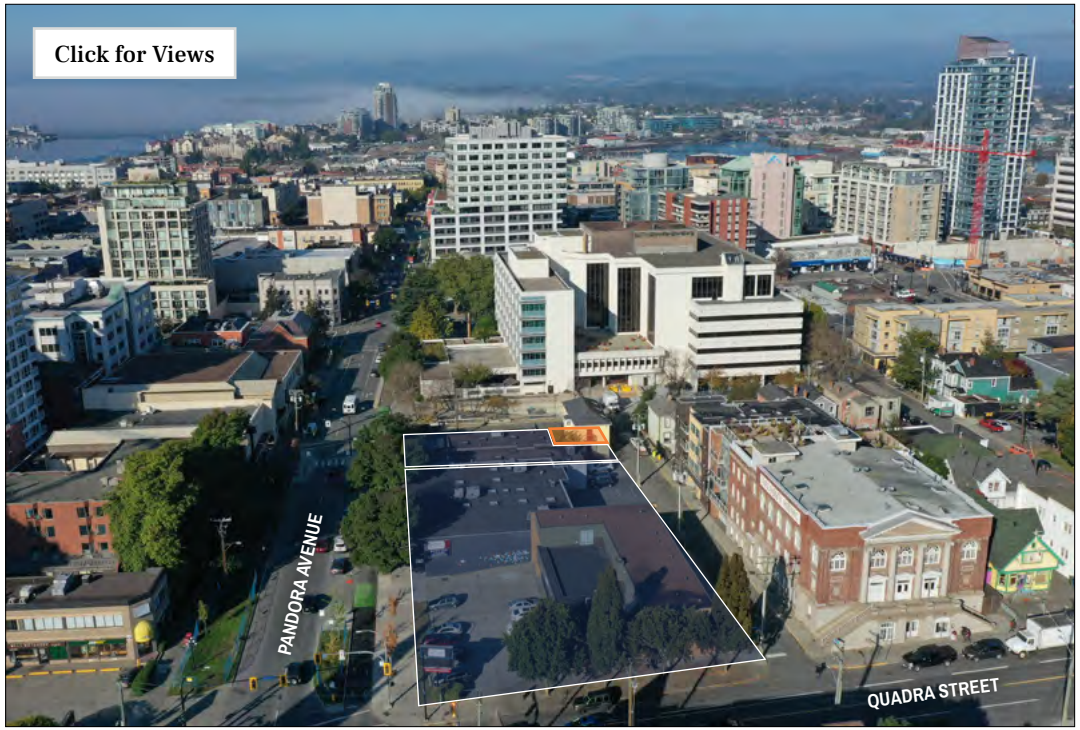
OPPORTUNITY

The Vendor has exclusively retained Marcus & Millichap REIS Canada Inc. to facilitate the sale of 1517 Amelia Street (The "Subject Site"). The Subject Site represents a rare opportunity to acquire a 2,470 SF lot, which forms part of a larger assembly of the entire block, offering a combined site size of 35,400 SF.

The Subject Site is located in Downtown Victoria's Residential-Mixed-Use District supporting high-density development and is exceptionally well-situated within Downtown Victoria's core, benefiting from excellent accessibility, and proximity to several notable existing, and future, high-rise developments, all of which are furthering the gentrification of the immediate neighbourhood.

SALIENT DETAILS

Municipal Address:	1517 Amelia Street, Victoria, BC
PID:	009-411-216
Legal:	Lot4A, Suburban Lot 5, Victoria Land District
Zoning:	Pandora Avenue Special Commercial District (CA-1)
OCP:	The Subject Property is located in the Downtown Core Area in the Official Community Plan. The urban designation within the OCP is Residential Mixed-Use.
Lot Size:	2,470 SF
Density:	Permitted density of upwards of 4.5X site coverage, although indications from City are that more density would be supported on site.
NOI:	Contact Agents
Asking Price:	$1,320,000



FOR SALE

1517 AMELIA STREET, VICTORIA, BC

ADJACENT 23,400 SF SITE IS FOR SALE

Click for 854-880 Pandora Avenue Brochure

ADJACENT 9,530 SF SITE IS FOR SALE

Click for 830 Pandora Avenue Brochure

The Palladian

Church of St. John the Divine

Victoria Conservatory of Music

Located within Downtown Victoria's Core Area Plan
Situated within the Residential Mixed-Use District ("RMD") on the southern edge of the North Park Neighbourhood, the Subject Property borders both the Central Business District and Harris Green Neighbourhoods. The immediate area is experiencing rapid growth and gentrification through high-density development.

Development Potential
The Subject Site falls under the Special Density Bonus Area within the Downtown Core Area Plan. Density within the plan allows a maximum density of 4.5 FSR. However, City representatives have indicated that the location is a primary candidate for additional density above and beyond the 4.5 FSR.

Opportunity to Assemble an Entire City Block
The Subject Site represents a rare opportunity to acquire an entire city block. Together, the three properties encompass 35,400 SF of developable area and is situated nearby many mixed-use developments in Downtown Victoria.

Strength of Immediate Area
Strategically located along the intersection of Pandora Avenue and Quadra Street, two essential thoroughfares connecting downtown to Victoria's surrounding communities, and in walking distance to essential amenities such as grocery, retail, restaurants, financial and medical services, civic centres, attractions, and parks.

Bounded by Four Municipal Roads
The overall assembly is bounded by Pandora Avenue, Quadra Street, Mason Street, and Amelia Street, providing efficiencies and opportunities for improved access and flexible design and planning.

Protected Views
The Subject Property is positioned amongst heritage registered properties and significant cultural landmarks, including The Palladian Building to the north, St. John the Divine Anglican Church to the north-east and Victoria Conservatory of Music to the south-east.
Click to see 40, 80 & 120ft views from the Subject Site*

*Taken from 880 Pandora Avenue

FOR SALE

1517 AMELIA STREET, VICTORIA, BC

VICTORIA

The Commercial, Cultural and Historic Heart of the Greater Capital Regional District

Major Industries:
Tech, Health, Education, and Tourism

High Average Household Income: **$96,983**

Projected Population Growth: **6.60%**

FOR SALE

1517 AMELIA STREET, VICTORIA, BC

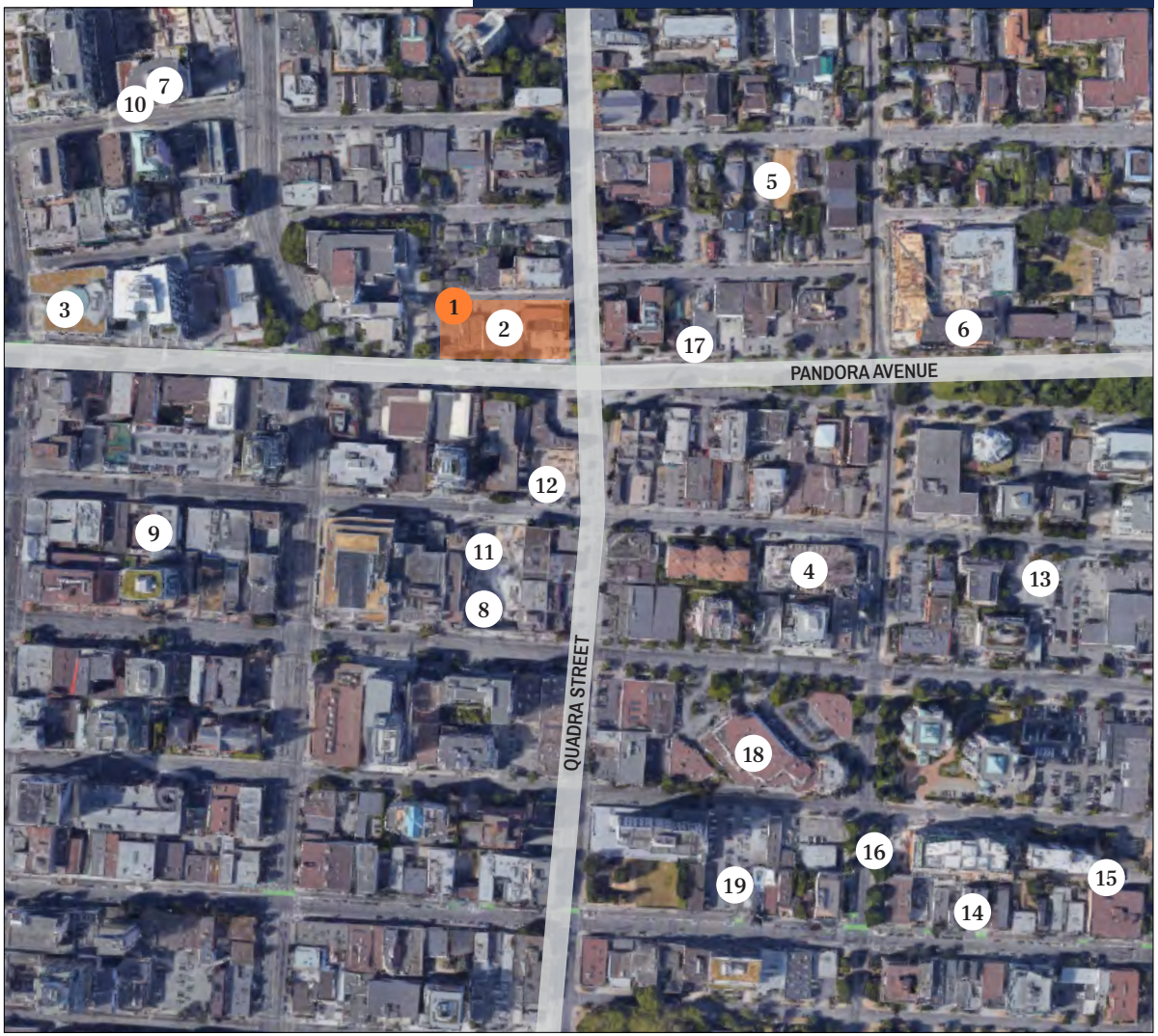
WALK SCORE	BIKE SCORE	TRANSIT SCORE
WALKER'S PARADISE	CYCLIST'S PARADISE	GREAT TRANSIT
99*	96*	76*

SURROUNDING DEVELOPMENTS

No.	Name	Developer's Name	Status
1	1517 Amelia Street (Subject Site)		
2	830 Pandora Ave & 854-880 Pandora Ave - Adjacent Properties For Sale		
3	1515 Douglas	Jawl Properties	C
4	989	COX Developments	C
5	953 Balmoral Road	Method Built Homes	C
6	1008 Pandora	Bluesky Properties	C
7	Hudson Place One	Townline	C
8	The Yates on Yates	Chard Development	C
9	727 Johnson Street	Alston Properties	C
10	Hudson Place Two	Townline	UC
11	Vivid at the Yates	Chard Development	UC
12	1400 Quadra Street	Alpha Developments	UC
13	The Wade	Dalmatian Developments Jawl Residential	UC
14	1010 Fort Street	Nvision Properties	IP
15	1150 Cook Street	Sakura Project Management	IP
16	The Ventana	Mosaic Properties Inc.	IP
17	926-932 Pandora Ave	City of Victoria	IP
18	Harris Green Village, Towers 1-5	Starlight Developments	IP
19	930 Fort Street	Sakura Project Management	A

C - Complete | **UC** - Under Construction | **A** - Approved | **IP** - In Planning

2020 Demographics	1 KM	3 KM	5 KM
Average Household Income	$69,538	$83,147	$96,986
Population	20,347	108,139	126,729
Population Growth (2014-2019)	8.5%	6.0%	5.3%
Projected Population Growth	9.2%	6.1%	6.6%



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