



FOR SALE
1038 HILLSIDE AVENUE
VICTORIA, BC



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LOCATION

The Property is located in the municipality of Victoria within Quadra Village fronting on to one of the main thoroughfares, Hillside Avenue. The Property is also directly east of Blanshard Street which provides arterial access to Downtown Victoria, which is only a 5-minute drive. Quadra Village is an emerging commercial neighbourhood with a distinctive urban style that boasts many amenities within walking distance to the Property. This area provides a strong mix of retail, service, housing and office facilities.

Several neighbourhood amenities are available within a 10 minute walk of the Property, amenities include but are not limited to 5th Street Bar & Grill, TacoTime, Fairway Market, Alysa's Pho & Bahn Mi and Caffe Fantastico.

OPPORTUNITY

Great opportunity for an owner occupier or investor. Stand alone building in the popular Quadra Village neighborhood! Street grade level with access to 6 on-site parking stalls via an easement off Fifth Street, with Disability access. Existing improvements include 3,077 square feet of finished area with many upgrades / extras including a 400 amp electrical service, 60 gallon hot water tank and air exchange system. Flexible C1-QV zoning. This versatile property would convert well to co-working or a general office use such as tech company, legal or accounting firm, veterinary, children's daycare, or medical services. Currently runs as a successful multidisciplinary counselling facility.

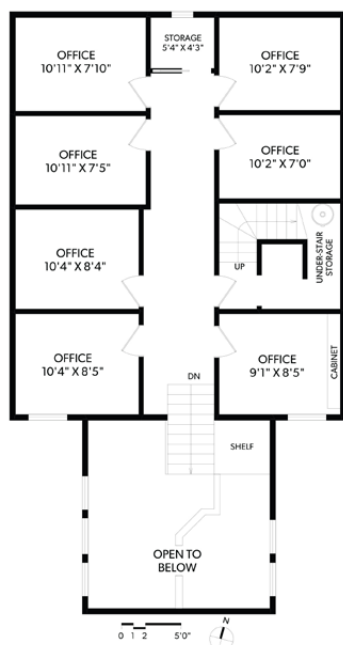
SALIENT DETAILS

| | |
|---|---|
| List Price | \$1,350,000 |
| PID | 002-558-637 |
| Legal Description | THE EASTERLY 1/2 OF LOT 1, BLOCK 1, SECTION 4, VICTORIA DISTRICT, PLAN 299, EXCEPT THE SOUTHERLY 7.5 FEET OF SAID LOT TAKEN FOR ROAD PURPOSES |
| Site Size | 4,935 SF |
| Year Built | 1911 |
| Building Size | 3,077 SF |
| Tax Assessment (2019) | \$13,681 |
| Zoning | C1-QV |
| Permitted Uses <i>include but not limited to</i> | business offices, professional businesses, retail stores, restaurants |
| FSR | 1.4 to 1.0 |

DEMOGRAPHICS

| | 1 km | 3 km | 5 km |
|---------------------------------------|----------|----------|----------|
| Population (2019) | 13,708 | 51,274 | 111,551 |
| Population (2024) | 14,209 | 54,075 | 116,896 |
| Projected Annual Growth (2019 - 2024) | 2.6% | 3.6% | 2.8% |
| Median Age | 35.5 | 37.0 | 40.1 |
| Average Household Income (2019) | \$72,220 | \$73,587 | \$79,783 |

MAIN FLOOR



LOWER FLOOR



UPPER FLOOR



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