



**For Sale**

# **Flexible, High- Exposure Industrial Asset for Owner-Users or Investors**

**541 Alpha Street  
Victoria, BC**

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# 541 Alpha Street | Victoria, BC

541 Alpha Street is a 3,548 SF lot located in Victoria's primary industrial area. The property offers strong street exposure, on-site parking, and secure access with a fenced perimeter and sliding gate.

The existing two-storey building is leased, providing current income. Well-suited for an owner-user or investor, the property offers flexible interim use and long-term redevelopment potential within an established industrial node.

- **Legal description:** LOT 10, BLOCK 4, SECTION 4, VICTORIA DISTRICT, PLAN 283
- **Lot size:** 3,548 SF
- **Property Taxes:** \$5,615
- **Assessed Value:** \$613,800 (2026)
- **Zoning:** M2- Light Industrial, permitting:
  - Warehouse
  - Banks
  - Manufacturing
  - Veterinary Hospitals
- **OCP-Density:** 3:1
- **Employment Districts:** 10,644 of BSF



**Listing Price:**  
**\$899,000**

# Location Overview



**Population**  
107,540 (2025)



**Avg. Income**  
\$109,763 (2025)



**Avg. Age**  
35 (2025)



**Employment**  
95.5% (2025)



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