

Price
Reduced

For Sale

Highly Coveted ±17,765 SF Commercial Development Site

2900 Douglas Street | Victoria, BC

BURNSIDE ROAD EAST

DOUGLAS STREET

Colliers

Property Overview

Colliers is pleased to present the unique opportunity to acquire **2900 Douglas Street, Victoria, BC** located on one of the busiest intersections in Victoria with exposure and access on Douglas Street and Burnside Road East.

Salient Facts

Municipal Address: 2900 Douglas Street, Victoria

Legal Description: Lot A, Section 5, Victoria District, Plan 20254

Lot Size: +/- 17,765 SF

Property Taxes: \$54,775 (est. 2025)

Environmental: Phase 1 and Phase 2 on file with Certificate of Compliance from Ministry of Environment pending

Assessed Value: \$3,171,800

Zoning: C1-S Limited Commercial Service Station, which allows for the use of service station and all other permitted uses in the C-1 Zone including, retail, chartered banks, business offices, professional businesses, dry cleaning

OCP: General Employment -permitting a FSR up to 2:1 resulting in a 35,530 buildable SF



Unparalleled exposure to over 30,000 vehicles daily

Demographics within a 5 km radius from 2024



Population

217,544



Population Employed

188,974



Avg. Household Income

\$111,331



Average Age

44

Location Overview



Save-On-Foods
Memorial Centre

Downtown Victoria

Inner Harbour

Rock Bay Industrial

◀ Hillside Shopping Centre
3.5 km

Mayfair Shopping Centre
500 m

Uptown Shopping Centre
1.7 km

DOUGLAS STREET
BURNSIDE ROAD EAST

For Sale

2900 Douglas Street
Victoria, BC

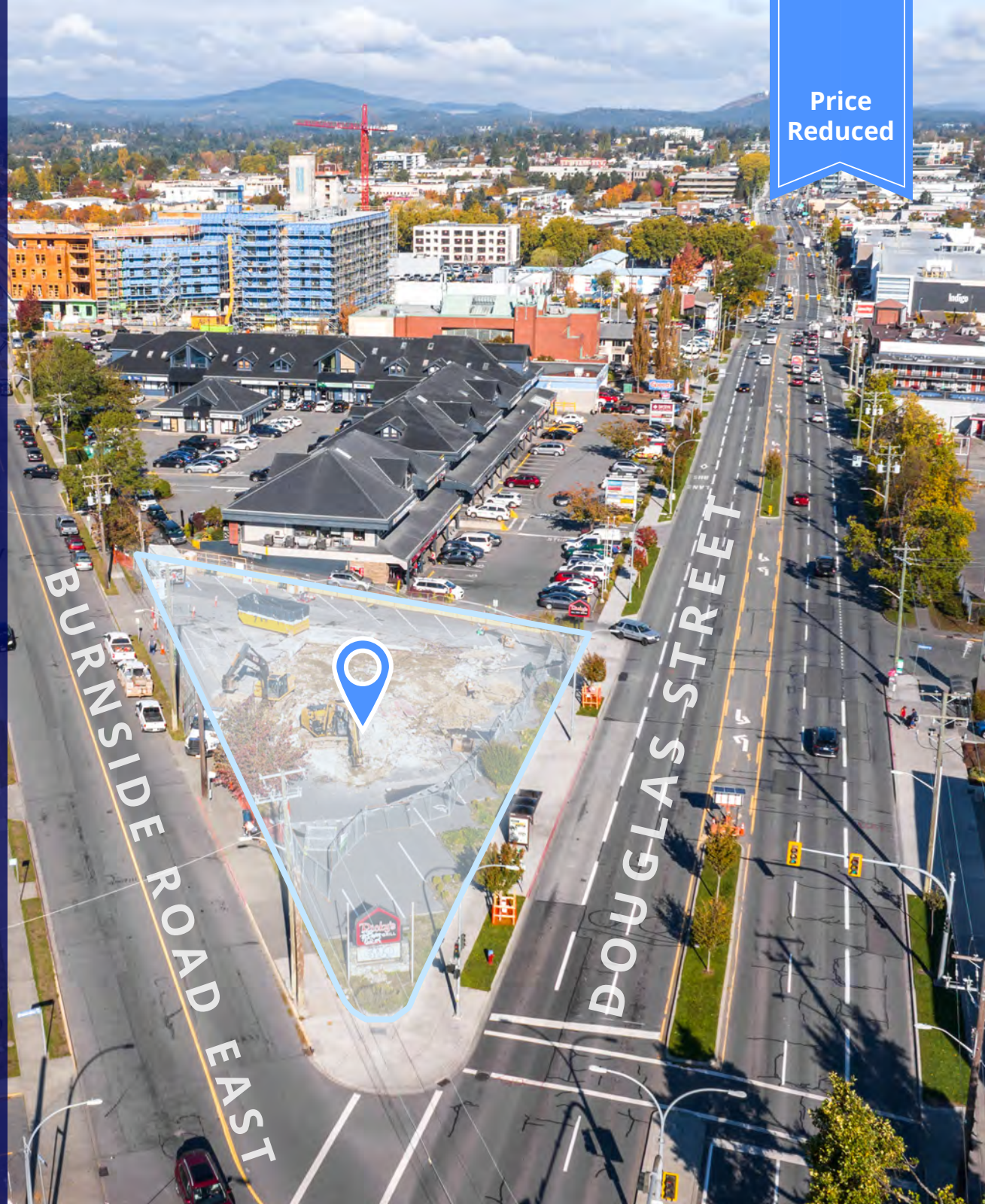
Asking Price:
\$3,200,000
~~\$3,500,000~~

Jaideep Pannu

Personal Real Estate Corporation
Associate Vice President
+1 250 414 8445
jaideep.pannu@colliers.com



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