

Fully Renovated Five-Unit Multifamily Investment Property in Vic West

604 Wilson Street | Victoria, BC



Colliers

The Offering

604 Wilson Street, Victoria, BC is a fully renovated five-unit multifamily building located in the Victoria West neighbourhood. This 1912-built character property has undergone extensive upgrades, transforming it into a modern, high efficiency and low-maintenance asset. With a strong unit mix and excellent tenant base, the building offers investors hands-off cash flow.

SALIENT FACTS

Civic Address	604 Wilson Street, Victoria, BC
Legal Description	LOT 4, SECTION 31, ESQUIMALT DISTRICT, PLAN 1940, EXCEPT THE NORTHERLY 14 FEET, PID: 006-718-604
Lot Size	3,000 SF or 0.07 Acres
Suite Mix	Two (2) one-bedroom units Three (3) two-bedroom units Five (5) units total
Year Built	1912
Renovation Year	2018 (<i>foundation in 2016</i>)
Occupancy	100%
Parking	One (1) stall on-site, plus additional street parking
Laundry	Shared coin-operated laundry on-site (three (3) units include in-suite laundry)
Heating	Electric baseboard
Gross Property Taxes (2025)	\$7,470.15
Reduced Purchase Price	\$1,849,000 \$1,749,000
Net Operating Income (NOI) & CAP Rate	\$84,639 or 4.71%



FINANCIAL OVERVIEW

Unit No.	Unit Type	Monthly Rent
1	One-Bedroom	\$1,550
2	One-Bedroom	\$1,550
3	Two-Bedroom	\$1,887
4	Two-Bedroom	\$2,400
5	Two-Bedroom	\$2,225
Total		\$9,612/month or \$115,344/year

Renovations & Upgrades

EXTERIOR/COMMON



New vinyl windows
(dual pane)



Structural foundation
improvements



Hardy plank siding



Bike storage added



Storage lockers added



Torch-on roof replaced

UNIT INTERIORS



Stainless steel appliances



Durable new flooring



New kitchen cabinets
and countertops



Unit electrical and
plumbing brought to code



Modernized bathrooms
with new tubs/showers



In-suite laundry added to
three (3) units



Location Overview

604 Wilson Street is located in the heart of Vic West, one of Victoria's fastest-growing and accessible neighbourhoods. Just minutes from Downtown Victoria via the Johnson Street Bridge, Victoria West offers the perfect blend of urban convenience and relaxed, community-oriented living.

Residents enjoy immediate access to the Galloping Goose Trail, Banfield Park, Westside Village Shopping Centre, and the waterfront pathways that define Victoria's Inner Harbour lifestyle. With cafes, restaurants, and essential services all within walking distance, the area is highly attractive to professionals, young families, and long-term renters.

Victoria West has seen significant public and private investment in recent years, and the trend continues with new residential and commercial developments contributing to rising demand and stable rental income.



LOCATION HIGHLIGHTS



5-minute drive/10-minute walk to Downtown Victoria



Steps to major transit routes and cycling trails



Strong rental demand due to proximity to amenities, the Inner Harbour waterfront, and downtown Victoria



Highly Walkable and bikeable neighbourhood with ongoing development activity



94

Bike Score
Biker's Paradise



88

Walk Score
Very Walkable



62

Transit Score
Good Transit



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Offering Process

Prospective purchasers are invited to submit letters of intent or offers to purchase through Colliers for consideration by the Vendor.

Please contact the listing team for more information and details about the marketing process. Alternatively, for access to the virtual data room, please submit an executed Confidentiality Agreement and disclosure forms to Austin Cope.

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