

**AVISON  
YOUNG**

**For Sale**

**1012 North Park Street**

**Victoria, BC**

**MIXED USE BUILDING LOCATED CLOSE TO DOWNTOWN VICTORIA**



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**AVISON  
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# 1012 North Park Street

Victoria, BC

## Salient Details

### SITE AREA:

7,118 SF (as per BC Assessment)

### LEGAL DESCRIPTION:

Lot A, Plan VIP35068, Section SL13,  
Victoria Land District  
PID: 000-318-671

### ZONING:

CR-NP North Park Commercial  
Residential District

### OFFICIAL COMMUNITY PLAN:

## Industrial Employment-Residential

Mixed use buildings with ground floors designed specifically to support light industrial functions with densities of approximately 2.0:1 FSR, with not more than 1.5:1 comprised of housing. Densities of 2.5:1 FSR may be considered for non-market housing projects where the light industrial ground floor build form is still met.

### PROPERTY TAXES:

\$20,667 (2025)

## The Opportunity

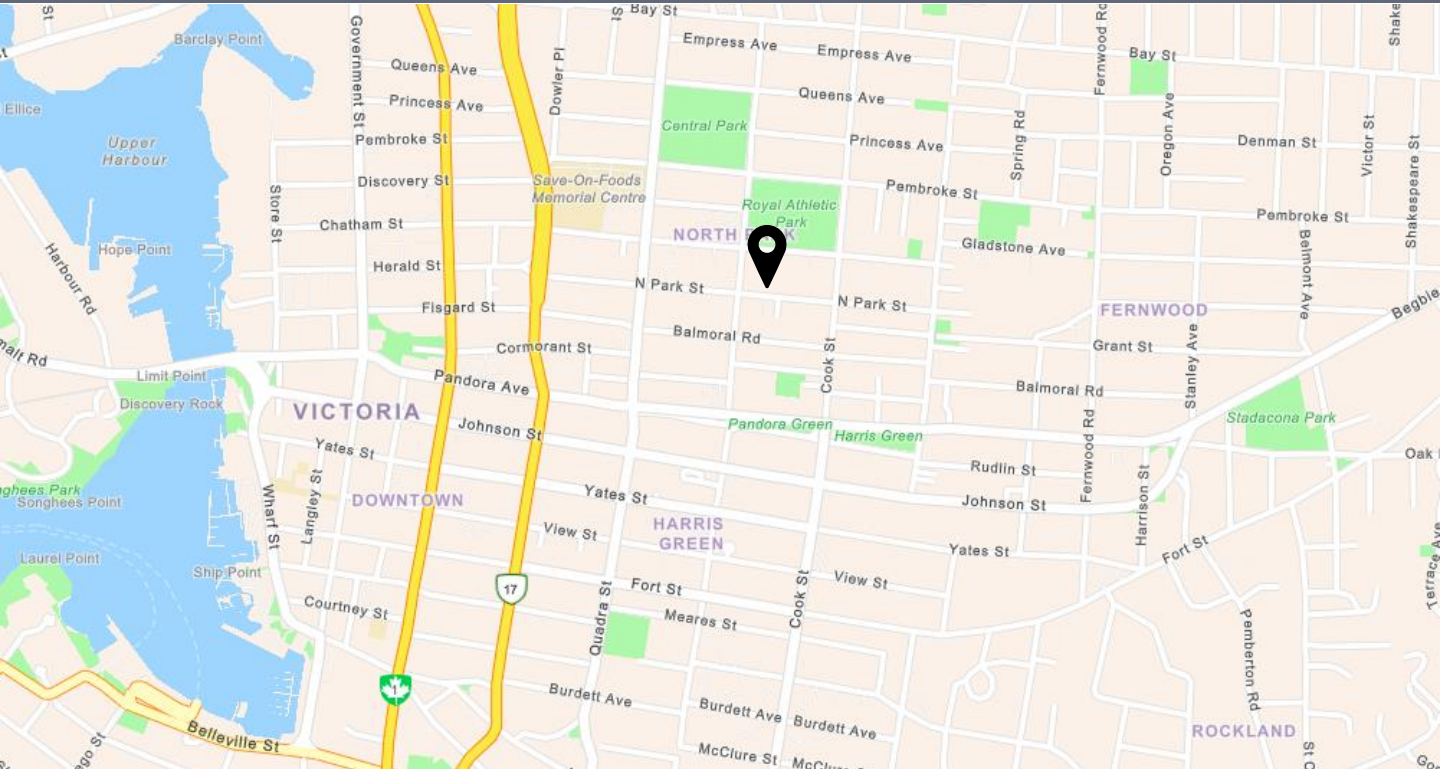
Avison Young Victoria and Maaxam Realty are pleased to bring to the market a 3,200 + square foot, 3 story Office Residential Commercial building located on a 7,000 square foot lot with secure parking for 5 to 7 vehicles. The building was used for many years as a Financial Investment office. (Ideal for Medical or any Professional Service) 1600sqft on main level, Covered Entrance with reception area, 4 full offices, kitchen area, and a board room and bonus sundeck access area. Upstairs has a completely self-contained 1-bedroom suite, with a smartly done gas fireplace and private sundeck. Downstairs has a 19' x 31' garage, 2 bedrooms, 3-piece bathroom, and ample room to expand in the unfinished area.



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Asking Price: \$1,675,000

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