

— FOR SALE —

Centrally Located Development Land

738 PEMBROKE STREET | VICTORIA, BC

BLANSHARD STREET

DOUGLAS STREET



The Opportunity

738 Pembroke Street presents a rare opportunity to acquire a strategically located development land in one of Victoria's most desirable urban corridors.

Located just minutes from the Blanshard and Douglas Street Corridors that funnel directly into the Downtown Core. The strategic position places the property at the doorstep of one of the city's most active redevelopment nodes, with rapid access to major transit routes connecting Greater Victoria.

The current house on the property is vacant, allowing for immediate demolition upon permitting approval.

Development Potential:

The subject property is located in the Industry, Arts, and Innovations district allowing for a (3:1 current FSR, up to a 5:1 under the Victoria 2050 OCP).

Sub Area-The Rock Bay Slope policy area is intended to accommodate strategically located housing while preserving Victoria's industrial employment base. The area envisions vibrant mixed-use buildings featuring light industrial, commercial, office, and art/cultural uses at lower levels, with residential and work-live opportunities above.

The Property

Civic Addresses: 738 Pembroke Street, Victoria, BC

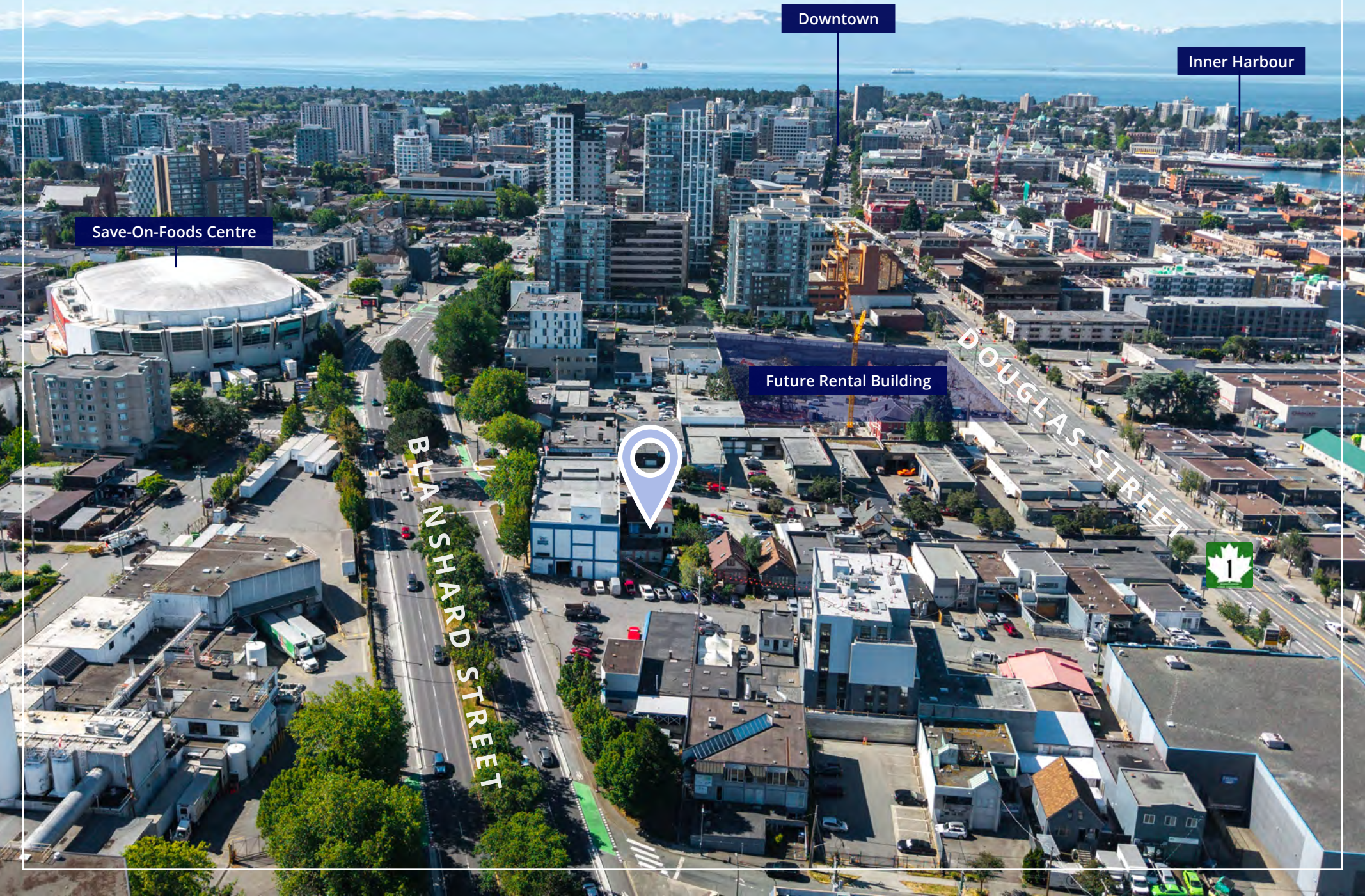
Legal Descriptions: LOT 14, BLOCK A, SECTION 3, VICTORIA DISTRICT, PLAN 8 PID: 009-339-639

Lot Size: 8,120 SF

Assessment: \$1,340,900



Location Overview



Downtown

Inner Harbour

Save-On-Foods Centre

Future Rental Building

BLANSHARD STREET

DOUGLAS STREET



For Sale
738 Pembroke Street

Listing Price:
\$1,750,000
(\$215.52 PSF)

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