



For Sale

Office/Retail Owner-Occupier Opportunity in the Heart of Quadra Village

**1020 Hillside Avenue
Victoria, BC**

Jaideep Pannu

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1020 Hillside Avenue | Victoria, BC

Colliers is pleased to present the opportunity to acquire a standalone office/retail building located in the vibrant Quadra Village District. Offering excellent exposure along Hillside Avenue, the property benefits from high traffic counts, strong pedestrian visibility, and convenient access to Downtown Victoria, Hillside Shopping Centre, and Mayfair Shopping Centre.

Previously occupied by a Member of the Legislative Assembly (MLA) office for over 20 years, this property is ideally suited for professional office, or boutique retail users seeking an established and accessible location.

Legal Description: Lot B, Section 4, Victoria District, Plan 17150
PID: 003-910-237

Site Size: ± 1,615 SF

Building Size: ± 1,927 SF (BC Assessment)

Year Built: 1948

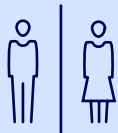
Zoning: CVD-1 Community Village District
Permitted uses: Accessory Building, Art and Cultural Facility, Assembly, Assisted Living Facility, Care Facility, Civic Facility, Drinking Establishment, excluding nightclubs, Equipment Rental, Financial Service, Food & Beverage Service, Home Occupation, Hotel, Office, Personal Service, Residential, Retail Liquor Sale, Retail Trade, Studio, Utility, Veterinary Clinic



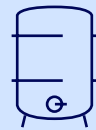
Electrical:
125 AMP service



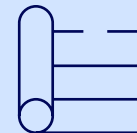
**Four (4) Private
offices**



**Plumbing: Two (2)
Washrooms**



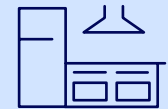
Hot Water Tank



**Torch On Roof
± 2010**



**Baseboard
Electrical Heating**



Kitchenette

Location Overview



Mayfair Shopping Centre
~5 minute drive

Topaz Park

Hillside Shopping Centre ▶
~6 minute drive

Uptown Shopping Centre
~8 minute drive

SJ Willis High School

BLANSHARD STREET

QUADRA STREET

SJ Willis Field



HILLSIDE AVENUE

Blanshard Square

▼ Downtown Victoria
~6 minute drive

Fairway Market



Price Reduced: \$1,099,000 ~~\$1,125,000~~

Offering Process: Prospective Purchasers are invited to submit offers to purchase through Colliers for consideration by the Vendor. Offers will be considered on a first-come, first serve basis. Please contact the listing agents for more information; or for access to the virtual data room, please submit a Confidentiality Agreement and disclosure forms to the listing agent.

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