

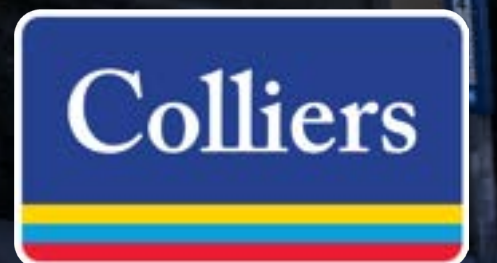
*For Sale | 17-Unit Apartment Building
on the Periphery of Downtown Victoria*

681 HERALD STREET, VICTORIA, BC

John Fayad*
Associate Vice President

Ed Adams*
Senior Vice President

Marc Foucher*
Senior Vice President



*Personal Real Estate Corporation

Property Overview

Colliers is pleased to offer for sale a 100% interest in 681 Herald Street, a 17-unit apartment building located on the edge of Victoria's downtown core.

Originally constructed as a motel and restaurant, the property has been extensively renovated and converted into residential use, offering a rare opportunity to acquire a turnkey multifamily asset in a highly central location.

SALIENT FACTS

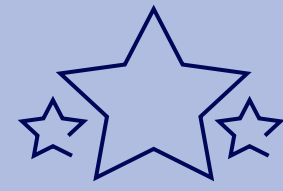
Municipal Address	681 Herald Street, Victoria BC
Legal Description	LOT 613, VICTORIA CITY, PID: 009-375-767
Year Built	1901 - Rebuilt in 2010
Property Taxes	\$16,683.74 (2025)
Lot Size	±7,202 SF
Zoning	Old Town District - 1 (OTD-1)
Financing	Title will be delivered free and clear of all financial encumbrances
Ownership Structure	Bare Trust Corporation



Investment Highlights



Well maintained apartment building with little to no cap ex required



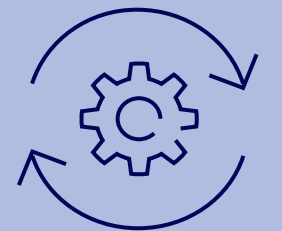
Efficiently run building with minimal common area costs, no elevator, and low ongoing maintenance requirements



Below market rents offering great upside upon tenant turnover



Ideally located in downtown Victoria just steps from grocery stores, cafes, restaurants, shopping and major transit corridors



Designated as "Core Historic" in the city of Victoria's Official Community Plan, which supports a density of 3:1 FSR

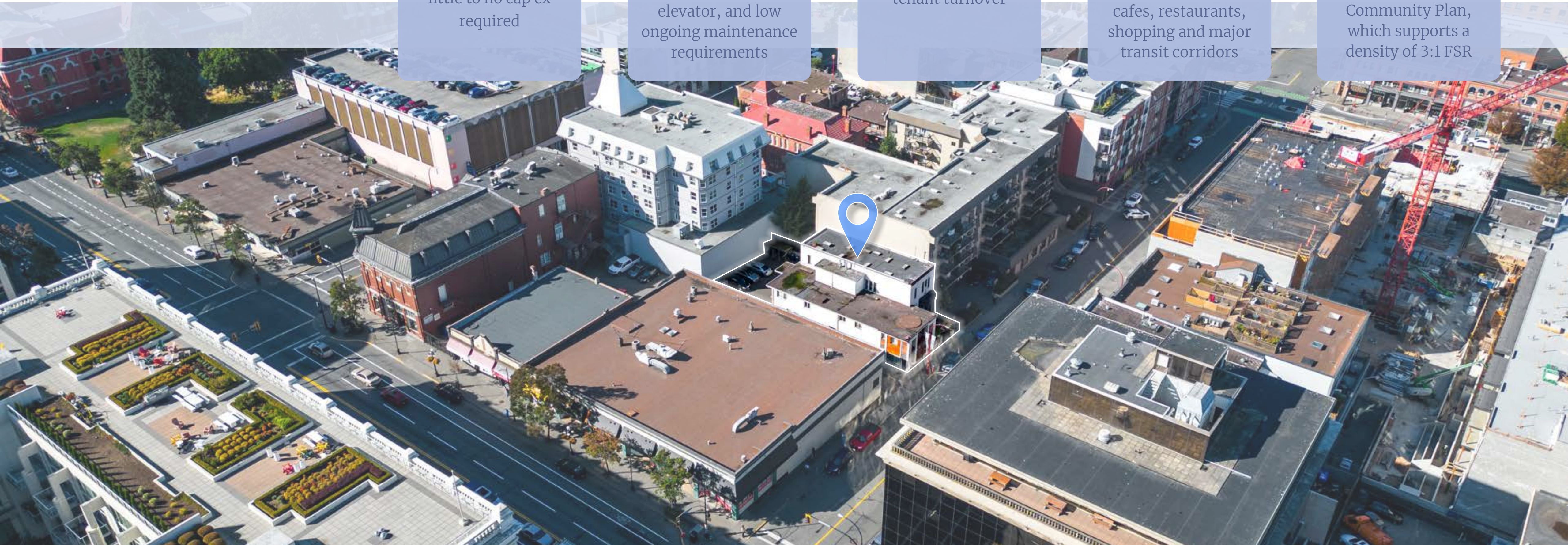


Photo Gallery

This well maintained apartment building features 16 bachelor suites, and one two-bedroom suite, with shared coin operated laundry available on-site.



Location Overview

Located in the heart of Victoria, 681 Herald Street is surrounded by a wide range of amenities.

Just steps away are Chinatown, the Bay Centre, a variety of cafes, restaurants, and local shops. Residents also benefit from convenient access to grocery stores, fitness studios, and major transit routes. The Save-On-Foods Memorial Centre is also just a short walk away, offering regular sporting events and concerts. With everything close at hand, this location combines convenience, character and connectivity.

PROPERTY SCORES



WALK SCORE

91



BIKE SCORE

90



TRANSIT SCORE

90



Central Business District



The Hudson District



China Town



Save-on-Foods Memorial Centre

Nearby Amenities



James Bay

THE BAY CENTRE

Victoria Inner Harbour

Vic West

THE HUDSON DISTRICT

CHINA TOWN

NO FRILLS

CITRUS & CANE

Blanshard Street

Chatham Street

Reduced Purchase Price

~~\$4,500,000~~ (\$264,706/suite)

\$4,200,000 (\$247,059/suite)

The property is being offered where qualified parties are asked to sign a Confidentiality Agreement and return to Colliers prior to gaining access to the virtual data room.

Tours will be scheduled following the initial marketing launch and offering instructions will be provided.

CONTACT US

John Fayad
Personal Real Estate Corporation
Associate Vice President
+1 250 516 2807
john.fayad@colliers.com

Ed Adams
Personal Real Estate Corporation
Senior Vice President
+1 250 414 8394
ed.adams@colliers.com

Marc Foucher
Personal Real Estate Corporation
Senior Vice President
+1 250 414 8392
marc.foucher@colliers.com



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