

For Sale

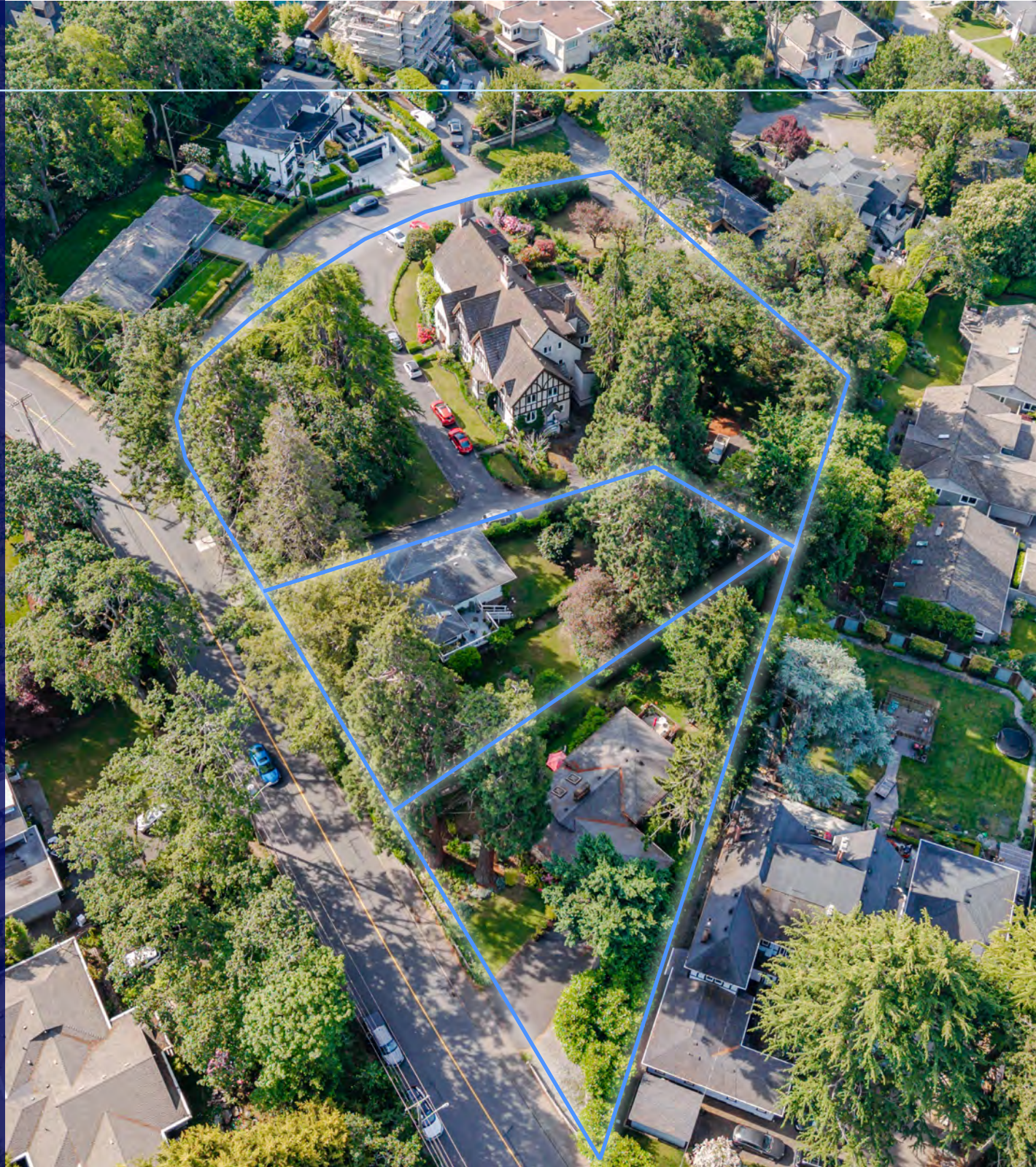
1.5 Acres of Land
with Historic
Rockland
Apartment and
Two Single-
Family Homes
with Development
Potential

1325, 1335 & 1337
Rockland Avenue
Victoria, BC

Ty Whittaker

Personal Real Estate Corporation
Executive Vice President
+1 250 514 9451
ty.whittaker@colliers.com

Colliers





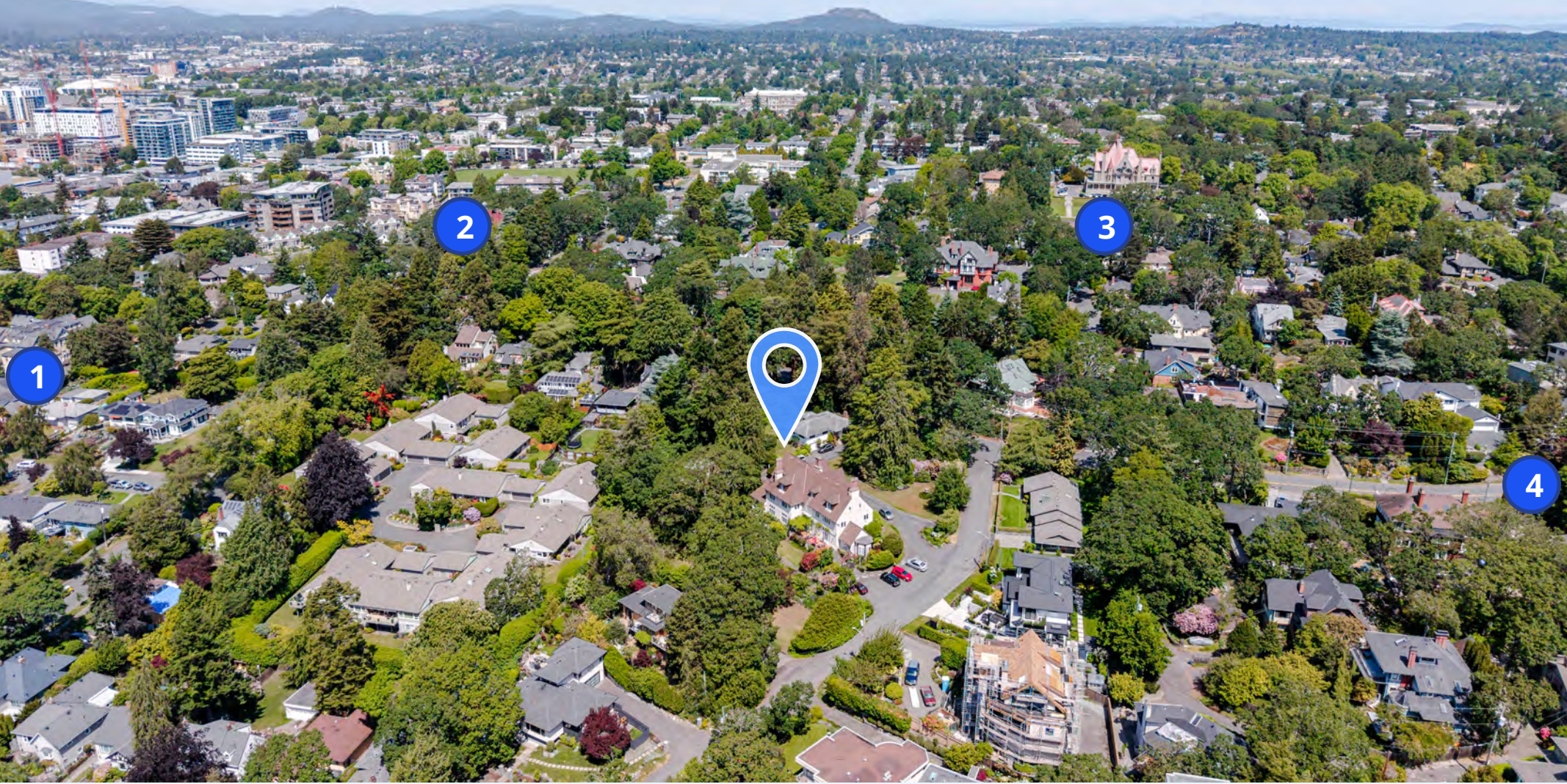
Location Overview

Rockland is a historical residential neighbourhood, just minutes to Victoria's downtown with key landmarks of Government House, Craigdarroch Castle and the Art Gallery of Greater Victoria. The location is highly sought with its walkable access to downtown, the waterfront and the close village nodes.

Once home to stately mansions, the area has seen a growing recognition of its heritage, while incorporating new high-end homes. The subject property is beautifully landscaped with massive sequoia trees on the perimeter of the property which overlooks Oak Bay, Fairfield, James Bay and the Olympic Peninsula beyond.



Rockland



Property Overview

The combined total assembly will be approximately 1.5 acres, or 64,885 SF, with frontage along Rockland Avenue and Robleda Avenue, providing panoramic views of the Olympic Peninsula and the Strait of Juan de Fuca.

1325 Rockland Avenue is 10,800 SF of land with a single-family home occupied by a tenant on a month-to-month lease. Generating \$34,419.00 per annum Gross.

1335 Rockland Avenue is 14,985 SF of land with a single-family home occupied by the owner.

1337 Rockland Avenue is 39,100 SF of land with an 11-unit apartment

Zoning: GRD-1 General Residential District – 1 Zone

This zoning allows for residential, Assembly and Heritage Conserving Infill along with home occupation and personal service.

Development Potential

The existing zoning will allow for a Floor Space Ratio (FSR) with Lots with less than three dwelling units of 0.5:1 or to a maximum of 1.6:1 FSR for Heritage Conserving Infill; however, the City of Victoria has outlined zoning policy for Heritage Conserving Infill or Residential Infill that would see the Heritage Registration Designation for the apartment building with an infill development in keeping with the Rockland community. There are examples of townhouse developments in close proximity to the subject properties.



1337 Rockland Avenue | 11-Unit Apartment

Originally developed as a single-family mansion and rebuilt in 1929 following a fire, this building was converted into suites in the 1950s and has been a part of the family for two generations.

**Projected Gross Revenue
for the Manor per
Annum = \$174,650.00**



1325, 1335 & 1337 Rockland Avenue



1337 Rockland Avenue Rear



1325 Rockland Avenue Front



1335 Rockland Avenue Front



1337 Rockland Avenue Front



1325 Rockland Avenue Rear



1335 Rockland Avenue Rear

For Sale | 1325, 1335 and 1337 Rockland Avenue, Victoria, BC



Assessed Values:

1325 Rockland Avenue: \$1,334,000.00

1335 Rockland Avenue: \$1,441,700.00

1337 Rockland Avenue: \$4,603,000.00

For further information, contact:

Ty Whittaker

Personal Real Estate Corporation

Executive Vice President

+1 250 514 9451

ty.whittaker@colliers.com

Colliers