

Price
Reduced

For Sale | Downtown Heritage Building

737 FORT STREET | VICTORIA, BC



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Accelerating success.



Opportunity

Colliers is pleased to present for sale a two-storey heritage office building located in Victoria's Central Business District, just one block away from the "centre ice" intersection of Fort and Douglas Streets.

The building was constructed in 1912 for British America Trust Co., with an addition built at the rear of the building in 1966. The striking architectural frontage offers a unique opportunity to locate in one of Victoria's most attractive buildings.



SALIENT FACTS

Civic Address

737 Fort Street, Victoria, BC

Legal Description

Lot 53, Except Plan 30593, 33082
001-042-050

Building Area

Basement Floor Area...782 SF
Main Floor Area.....2,336 SF
Second Floor Area.....2,246 SF
Total.....5,364 SF

Tenancy

The building will be sold with vacant possession.

Heritage

The subject property facade is designated heritage, which protects the designated property by a municipal heritage designation bylaw and may not be altered or demolished without approval of Victoria City Council.

Site

The subject parcel consists of 2,919 square feet (according to BC Assessment Authority records.) The lot fronts 28 feet along Fort Street and is rectangular in shape.

Building Heat

The building is heated and cooled by two roof-top heat pumps that were replaced in 2022.

ZONING

CBD-1, Central Business District 1.

Permitted uses include, but are not limited to: assembly, assisted living facility, brew pub, care facility, civic facility, cultural facility, drinking establishment, equipment rental, financial service, food & beverage service, home occupation, hotel, office, personal service, residential, retail liquor sale, retail trade, studio, utility.

OFFICIAL COMMUNITY PLAN

The City of Victoria's Official Community Plan designates the location of the subject property as Development Permit and Heritage Conservation Area DPA 2 (HC) Core Business. The Core Business area is a major commercial and employment center for Victoria and the surrounding region. While some improvements to buildings, structures and open spaces are completed there remains potential for revitalization through redevelopment, infill, building additions and heritage conservation.

Zoning & Official Community Plan



Financials

2024 ASSESSED VALUE

Land	Building	Total
\$152,000	\$1,787,000	\$1,939,000

2024 PROPERTY TAXES

\$33,060.54

SALE PRICE

\$2,750,000

~~\$3,500,000~~

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