



PRICE REDUCED

1030 North Park Street | Victoria, BC

Owner-Occupier or Investment Opportunity

Freestanding commercial building in the
vibrant North Park neighbourhood

BRANDON SELINA

Personal Real Estate Corporation
Senior Vice President
+1 250 414 8379
brandon.selina@colliers.com

DOMINIC RICCIUTI

Personal Real Estate Corporation
Associate Vice President
+1 250 414 8386
dominic.ricciuti@colliers.com

AUSTIN COPE

Personal Real Estate Corporation
Associate Vice President
+1 250 414 8381
austin.cope@colliers.com

1030

NORTH PARK

Positioned on the edge of downtown Victoria, this offering is ideal for both investors and business operators seeking a centrally located asset.

BUILDING DESCRIPTION

The property comprises two buildings with a mix of office and warehouse uses. The front building is a two-storey, wood-frame office structure that was initially a residential dwelling and was converted to office use in 1992. It is demised into front and rear units, each with a private entrance. The building was elevated during the conversion, and a new concrete block wall was constructed along the lower portion of the western side. The second building, built shortly after the conversion, is a concrete block warehouse on a foundation featuring three grade-level garage doors. Both buildings had their roofs replaced around late 2016 to early 2017. Heating is provided via electric baseboards, and the electrical system includes a 200-amp service (installed in 1992), with panels located on the lower level of the rear office unit. Surface water drainage from the rear parking area is managed by a pump in a catch basin.



Office Interior



Office Interior



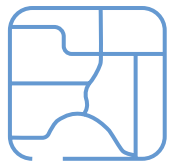
Office Interior

SALIENT FACTS

Civic Address	1030 North Park Street, Victoria, BC
Legal Description	Lot 21 and the Westerly 15 Feet of Lot 22, Suburban Lot 13, Victoria City, Plan 26, Except the Westerly 32 Feet 6 Inches of Said Lot 21, PID: 000-189-481
Land Area	±4,550 SF (According to BC Assessment Authority Records)
Gross Building Area*	Front Office - First Level: 459 SF - Second Level: 286 SF Back Office - First Level: 517 SF - Second Level: 693 SF Warehouse/Garage: 723 SF Total: 2,678 SF
Year Constructed	Circa 1920 with conversion to office space in 1992
Vehicle Parking	Four paved parking stalls on-site
Access	Single driveway access from North Park Street, running along the west side to the rear parking area
Services	All municipal services are provided to the property
Power	200 AMP
Heating	Electric baseboard
Financing	Treat as clear title
Property Taxes (2026)	\$18,459.22
Zoning	CR-NP Zone, North Park Commercial Residential District
Tenancies	The current owner occupies the front office space and will provide vacant possession upon closing. The warehouse/garage are vacant. The back office is tenanted on a month-to-month lease, offering flexibility for an owner-user or potential to formalize long-term lease agreements

*All areas are approximate and buyer to verify if deemed important

ZONING & LAND USE



ZONING

CR-NP (North Park Commercial Residential District)

Permitted uses include, but are not limited to:

- Multiple dwellings
- Commercial-residential buildings
- Bakeries
- Banks
- Churches and places of worship
- Dye works
- Printing/publishing establishments
- Restaurants
- Offices
- Retail/professional services

Zoning Regulations

Maximum Floor Space Ratio (FSR): 1.5:1

Maximum Building Height: 12m or 4-storeys

Covenant Restrictions

The property is subject to a covenant restricting its use to offices, printing, or publishing establishments.

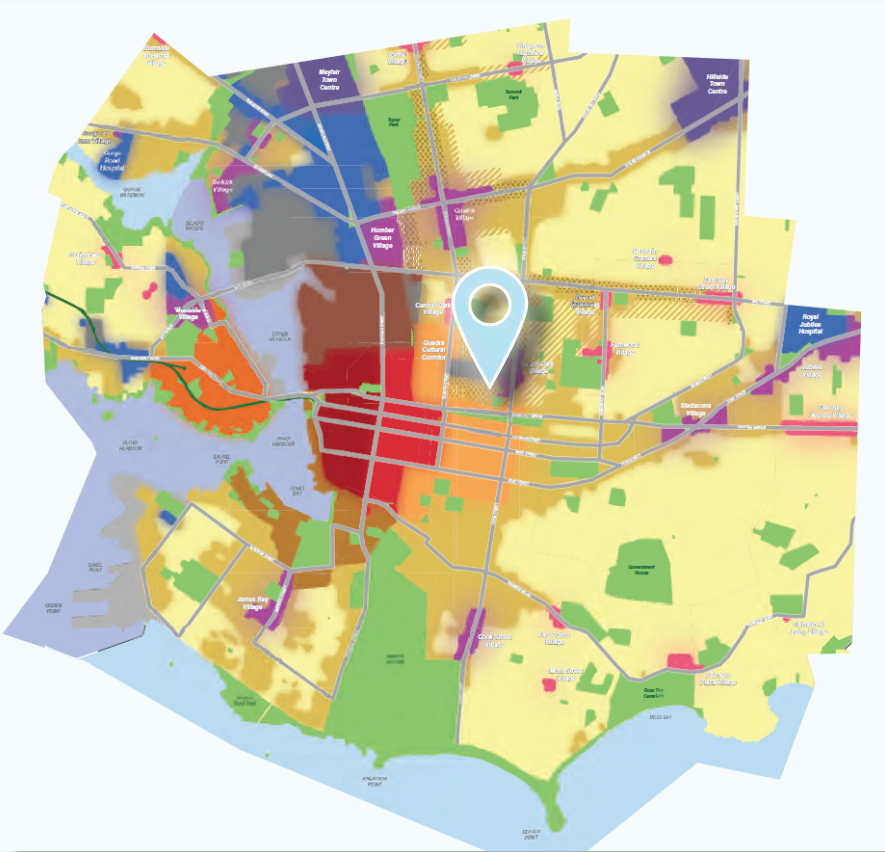
OFFICIAL COMMUNITY PLAN (OCP)

Under the City of Victoria's proposed OCP update, the property is designated **Housing Opportunity**, which contemplates low to medium residential developments of up to six storeys and generally a 1.2 to 2.5 FSR, with an FSR on the higher end contemplated for rental housing.

NORTH PARK NEIGHBOURHOOD PLAN

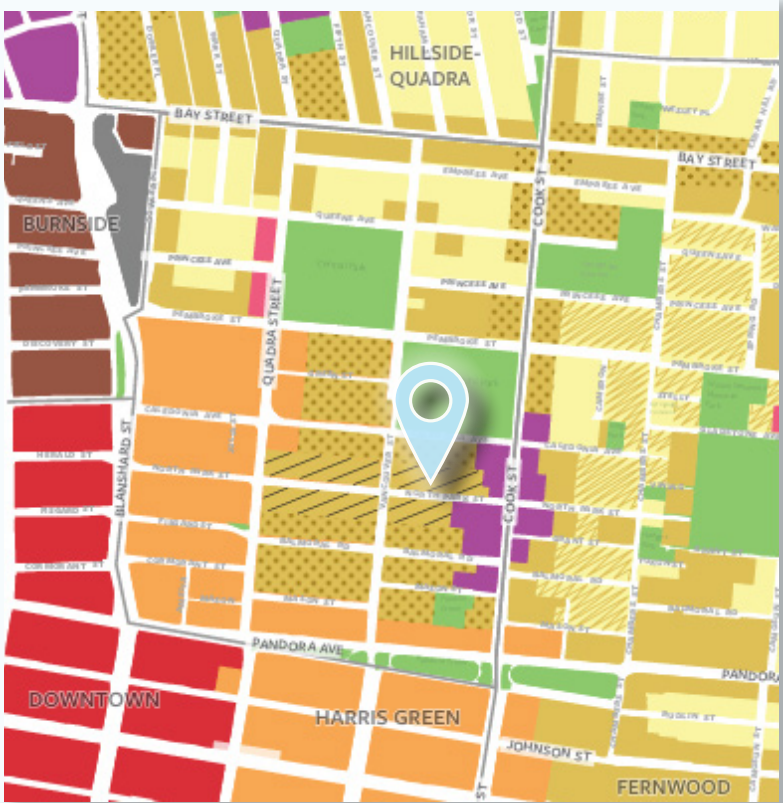
Designated **Industrial Employment-Residential**, which supports mixed-use buildings with ground floors explicitly designed to support light industrial functions. Densities are approximately 2.0 FSR, with more than 1.50 FSR for housing. 2.5 FSR may be considered for non-market housing projects.

OFFICIAL COMMUNITY PLAN (OCP)



- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour / Legislative
- Core Songhees
- Core Residential
- General Employment
- Urban Industrial
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Housing Opportunity**
- Urban Residential
- Mixed Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor

NORTH PARK NEIGHBOURHOOD PLAN



- Traditional Residential
- Mixed Residential
- Urban Residential
- Housing Opportunity
- Core Residential
- Industrial Employment-Residential**
- Large Urban Village
- Small Urban Village
- Public Facilities, Institutions, Parks and Open Space



LOCATION

& NEARBY AMENITIES

The property is situated on North Park Street, just off Cook Street, in the eclectic and inclusive North Park neighbourhood.

The area features a dynamic mix of residential, service, and light industrial uses. North Park Village has emerged as a local culinary destination, offering an array of independently owned businesses, urban farms, music venues, and art studios. At the community's heart is Central Park, a hub for local events and recreational activities.

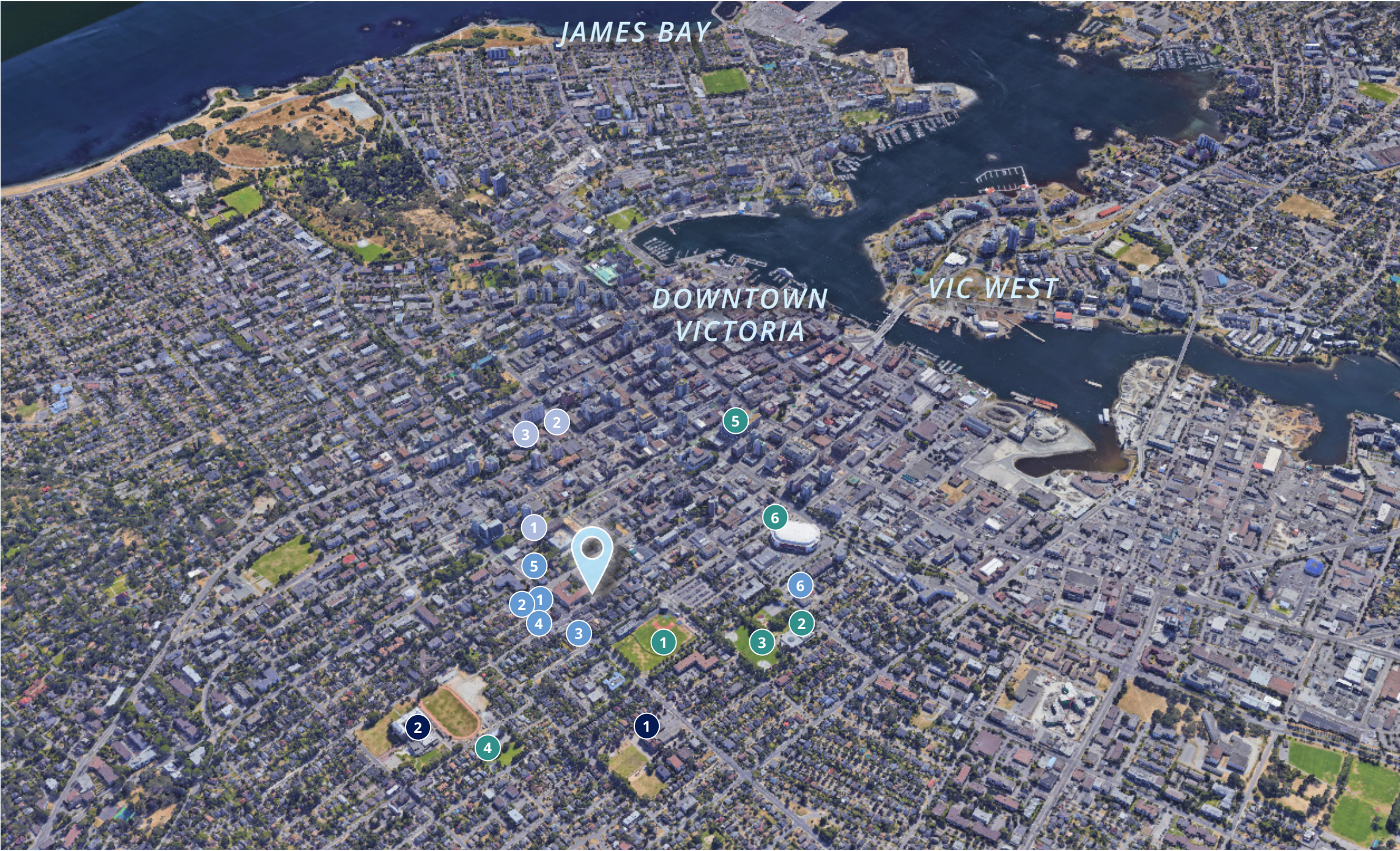
Walk Score 96



Transit Score 87



Bike Score 99



PARKS & RECREATION	
1	Royal Athletic Park
2	Crystal Pool & Fitness Centre
3	Central Park
4	Fernwood Community Centre
5	Cineplex Odeon Cinema
6	Save-On-Foods Memorial Centre

RESTAURANTS/EATERIES	
1	Jones Bar-B-Que
2	Mount Royal Bagel
3	Fernwood Coffee Company
4	Fern Cafe and Bakery
5	JOIE French Cafe
6	Chicken 649

OTHER AMENITIES	
1	Save-On-Foods
2	Market on Yates
3	London Drugs
EDUCATION FACILITIES	
1	George Jay Elementary
2	Victoria High School



Colliers

For Sale

+1 250 414 8381

Colliers

Freestanding Commercial Building

Brandon Selina* Dominic Ricciuti* Austin Cope

colliersrealty.com



OFFERING PROCESS

Reduced Purchase Price: ~~\$1,150,000~~ \$1,040,000

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 ("CA") and disclosure forms to Austin Cope at the contact information below.

BRANDON SELINA

Personal Real Estate Corporation

Senior Vice President

+1 250 414 8379

brandon.selina@colliers.com

DOMINIC RICCIUTI

Personal Real Estate Corporation

Associate Vice President

+1 250 414 8386

dominic.ricciuti@colliers.com

AUSTIN COPE

Personal Real Estate Corporation

Associate Vice President

+1 250 414 8381

austin.cope@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s) Copyright © 2026 Colliers Macaulay Nicolls Inc., Brokerage