

For Sale | Rockheights Villa

742 Lampson Street, Esquimalt, BC

Colliers



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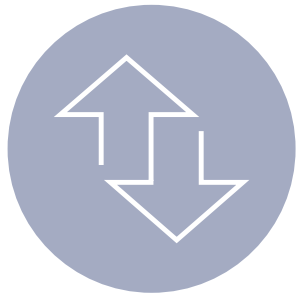
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Colliers is pleased to offer for sale a 100% interest in Rockheights Villa, a 31-unit value-add apartment building in Esquimalt featuring a highly desirable suite mix of approximately 90% two-bedroom units.

Highlights



Attractive Suite Mix with Spacious Units – The property features a desirable mix of 28 two-bedroom suites and 3 one-bedroom suites.



Significant Rental Upside – Current average rents are below \$1,400 per month, providing meaningful rental upside as suites turn over. Additional revenue opportunities may also exist through the conversion of the existing manager’s office and/or storage areas into additional residential suites, as well as the potential conversion of the large, decommissioned pool room into multiple units.



Ample On-Site Parking – Generous surface parking accommodates both tenants and visitors, enhancing convenience and tenant appeal.



Prime Location – Ideally situated in Esquimalt, the property offers immediate access to shopping, restaurants, services, and major transportation routes. Its proximity to key commercial areas, employment centres, and everyday amenities supports strong long-term rental demand and provides a stable investment opportunity.





Salient Facts

Address:	742 Lampson Street, Esquimalt BC
Legal Description:	LOT 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 17187
PID:	001-241-095
Year Built:	1964
Property Taxes (2026):	\$42,635
Lot Size:	+/- 32,514 Square Feet
Zoning:	RM-4 – Multiple Family Residential
Official Community Plan Designation:	Medium Density Residential
Financing:	Title will be delivered free and clear of all financial encumbrances

The Location

742 Lampson Street is well positioned in the Township of Esquimalt, one of Greater Victoria's established urban municipalities and a highly convenient rental location just minutes west of Downtown Victoria. Esquimalt offers residents the benefits of a mature residential community while maintaining excellent proximity to the region's major employment centres, commercial amenities, recreation, and the downtown core. The municipality is home to approximately 18,000 residents and is recognized for its walkability, extensive waterfront, parks and established neighbourhoods.

The Property benefits from convenient access to everyday shopping, services and recreation throughout Esquimalt. Nearby amenities include Red Barn Market, Esquimalt Plaza, Country Grocer - Esquimalt, the Archie Browning Sports Centre and numerous local restaurants and services. Residents also enjoy exceptional access to outdoor recreation, with Saxe Point Park, High Rock Park and Lampson Park located nearby. Esquimalt features more than 30 parks, beaches and green spaces, along with waterfront walkways and modern recreational facilities.

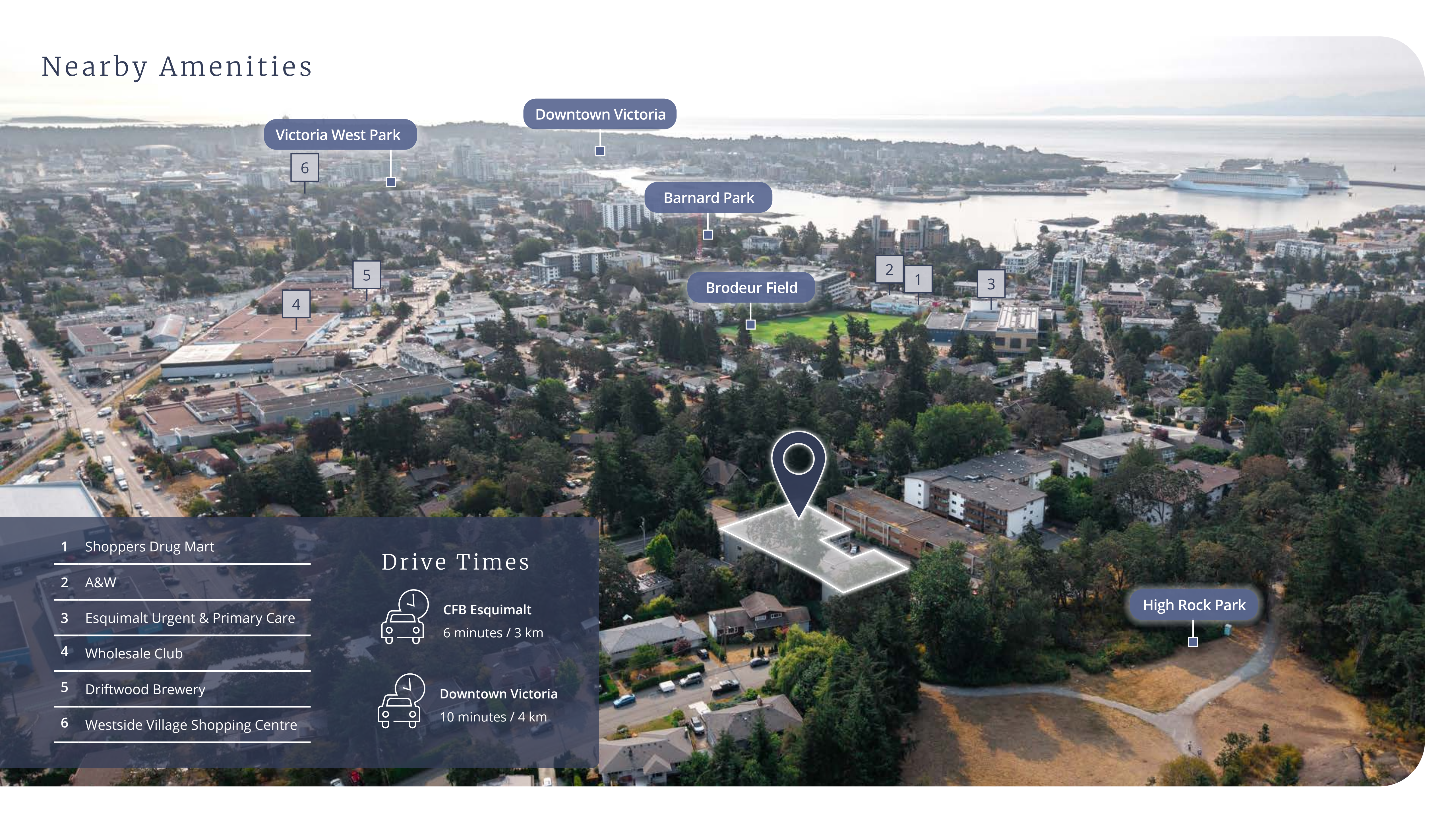
A key driver of rental demand in the area is Esquimalt's significant and stable employment base. CFB Esquimalt is the municipality's largest employer and serves as the primary base for Canada's Pacific naval operations, while the surrounding marine and shipbuilding industries provide additional employment throughout the area. The Township identifies CFB Esquimalt and Seaspan among its largest employers, with more than 700 businesses operating throughout the municipality.

Lampson Street also provides strong connectivity throughout Greater Victoria, with convenient access to Esquimalt Road, Admirals Road and major transit routes connecting residents to Downtown Victoria, Vic West, the Westshore and surrounding communities. With Downtown Victoria approximately five minutes from Esquimalt, residents can easily access one of the region's largest concentrations of employment, education, entertainment and services while living within a quieter residential setting.

The combination of proximity to Downtown Victoria, major employment anchors, established neighbourhood amenities, recreation and limited rental housing supply makes Esquimalt a highly desirable location for multifamily investment. The Property is well positioned to benefit from the municipality's continued evolution and its long-term appeal as a convenient and well-connected rental community within Greater Victoria.



Nearby Amenities



Victoria West Park

Downtown Victoria

Barnard Park

Brodeur Field

High Rock Park

- 1 Shoppers Drug Mart
- 2 A&W
- 3 Esquimalt Urgent & Primary Care
- 4 Wholesale Club
- 5 Driftwood Brewery
- 6 Westside Village Shopping Centre

Drive Times

 CFB Esquimalt
6 minutes / 3 km

 Downtown Victoria
10 minutes / 4 km

Price: \$7,650,000

Price Per Suite: \$246,774

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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.

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