



102 – 1831 Oak Bay Avenue, Victoria, BC

For Sale Oak Bay Avenue Owner User Opportunity

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**Personal Real Estate Corporation*



THE OPPORTUNITY

Colliers is pleased to present the opportunity to acquire a prime ground floor commercial strata unit along Oak Bay Avenue, ideal for those seeking to own their own real estate.

This ±2,105 SF retail unit is currently leased to RBC, who have indicated a willingness to terminate their lease and vacate the premises upon sale. Alternatively, a purchaser can elect to maintain the existing tenancy through its expiry in May 2027, providing near-term income stability.

The unit benefits from extensive infrastructure, mechanical, and electrical upgrades completed by RBC, offering a high-quality and functional space for a range of users. The premises feature direct frontage and access from Oak Bay Avenue, along with a rear exit connecting to second-level commercial tenant parking, providing convenient accessibility for both customers and staff.

Civic Address	102 – 1831 Oak Bay Avenue
Legal Description	Strata Lot 1, Section 74, Victoria Land District Plan VIS5810
PID	026-331-187
Building Type	3 storey concrete mixed use
Strata Lot Size	2,105 SF
Strata Fees	\$1,435.51 per month for 2026
Parking	3 dedicated parking stalls on-site
Assessed value	\$1,506,000 (2026 BC Assessment)
Property Taxes	\$29,754 (2026)
Purchase Price	\$1,620,000

Zoning: Community Village District - 1 Zone

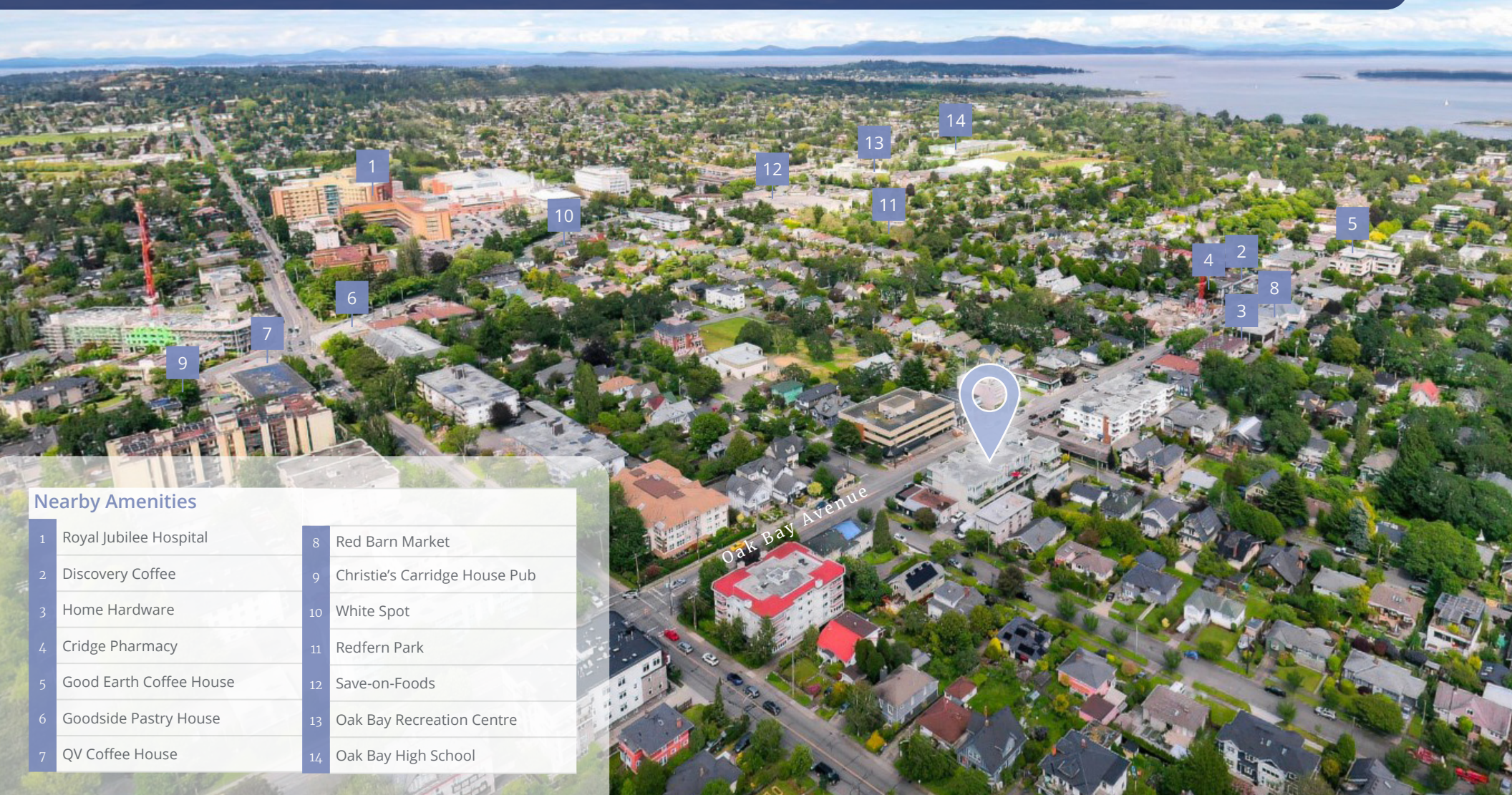
Uses included, but are not limited to, assembly, care facility, drinking establishment, equipment rental, financial services, food and beverage service, office*, personal service, retail trade and veterinary clinic.

**First Storey Office use is not permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway.*

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THE LOCATION

Located in the heart of the vibrant Oak Bay Village, 1831 Oak Bay Avenue benefits from one of Victoria's most sought-after retail and commercial corridors. The property enjoys excellent visibility and consistent pedestrian traffic, surrounded by a strong mix of established retailers, cafés, and professional services. Its central location offers convenient access to surrounding residential neighbourhoods, making it an ideal setting for businesses seeking both community presence and steady customer flow.



Nearby Amenities

- | | | | |
|---|-------------------------|----|-------------------------------|
| 1 | Royal Jubilee Hospital | 8 | Red Barn Market |
| 2 | Discovery Coffee | 9 | Christie's Carridge House Pub |
| 3 | Home Hardware | 10 | White Spot |
| 4 | Cridge Pharmacy | 11 | Redfern Park |
| 5 | Good Earth Coffee House | 12 | Save-on-Foods |
| 6 | Goodside Pastry House | 13 | Oak Bay Recreation Centre |
| 7 | QV Coffee House | 14 | Oak Bay High School |

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