



303 & 304 – 1625 Oak Bay Avenue | Victoria, BC

Strata office for sale

Excellent opportunity to acquire two combined
strata office units in the City of Victoria.

Anna Wray

Personal Real Estate Corporation

Vice President

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Salient Facts

AREA

1,914 SF plus two private balconies (101 SF and 129 SF, respectively)

LEGAL DESCRIPTION

Unit 303: PID: 025-048-104,
Strata Lot 16, Plan VIS4194,
Section 74,

Victoria Land District

Unit 304: PID: 023-660-023,
Strata Lot 6, Plan VIS4194,
Section 74,

Victoria Land District

MONTHLY STRATA FEE

\$2,343.50 (2026)

ANNUAL

PROPERTY TAXES

\$25,200.00 (2026)

ASSESSED VALUE

\$1,286,000.00 (2026)

ZONING

CVD-1

Community Village District

SALE PRICE

\$1,400,000.00

Units 303 & 304

Top floor corner unit with two private balconies. Beautifully finished dental office in 2017, with reception, staff room, staff washroom, four open operatories, two private operatories, sterilization and lab areas. Great opportunity for dental or medical practice.

**Chattels are not included in the sale and will be removed prior to to sale.*



BIKE SCORE

74



WALK SCORE

88



TRANSIT SCORE

75



Features



Exceptional
natural light



Excellent
signage



Fully air
conditioned



Three reserved
stalls*, plus
additional parking
in onsite parkade



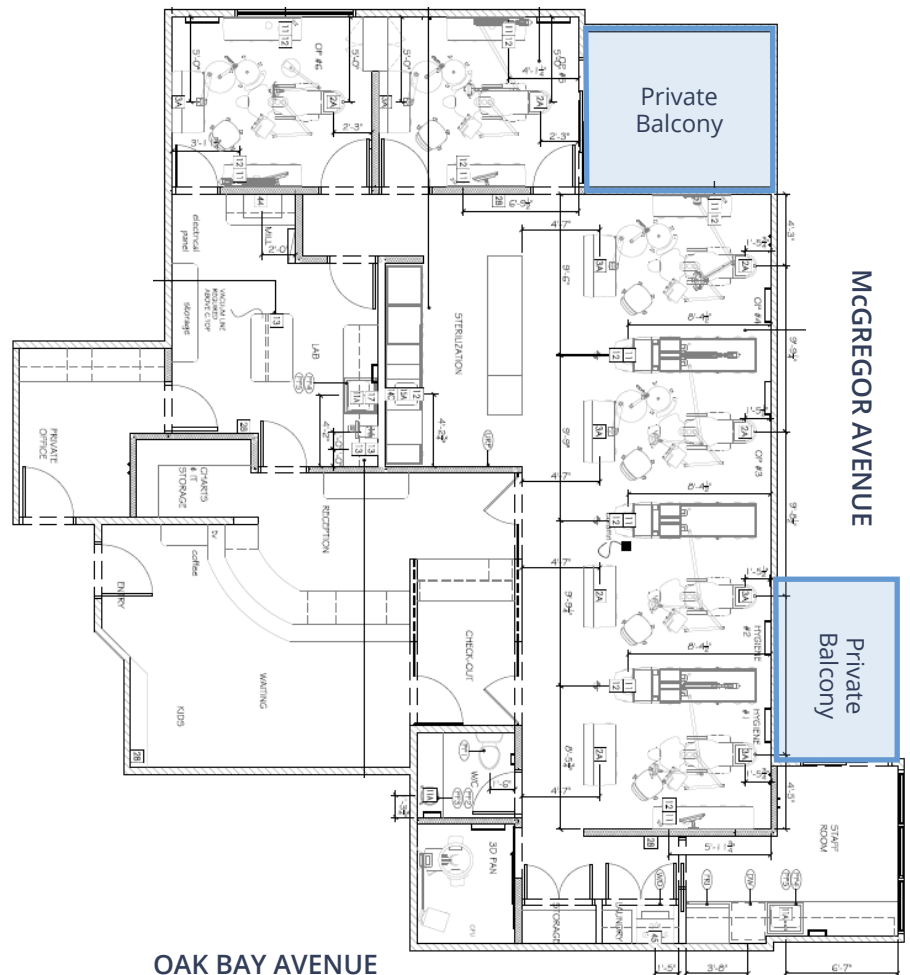
2 private
balconies

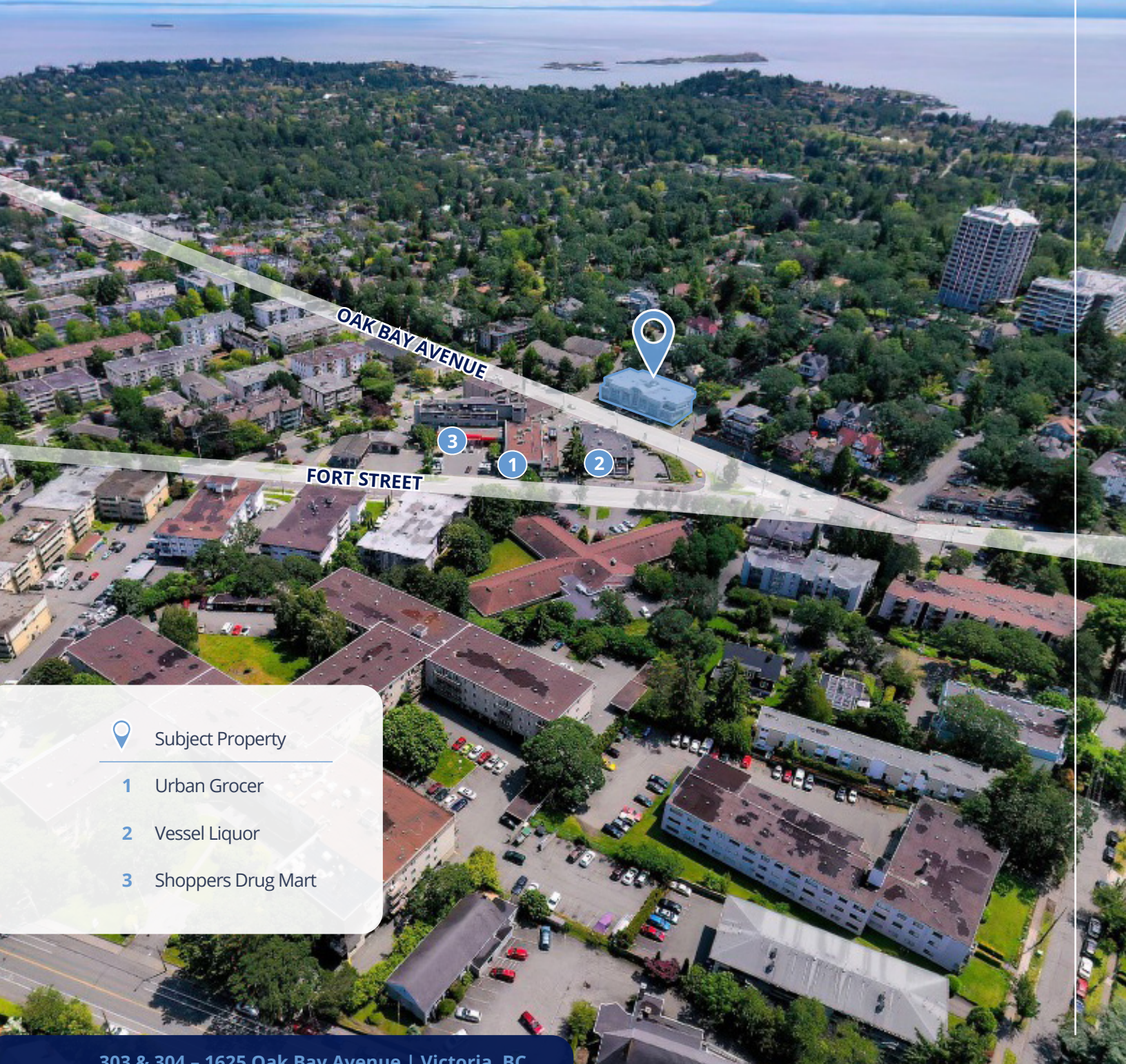


In-suite private
washroom,
in addition
to common
washrooms

**Common Property*

Floor Plan





Subject Property

- 1 Urban Grocer
- 2 Vessel Liquor
- 3 Shoppers Drug Mart

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