



# For Sale | 1525 Amelia Street, Victoria, BC

## Heritage Office Building with Parking

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# The Opportunity

This is a rare opportunity to acquire a free-standing, heritage-registered building in a rapidly evolving area in downtown Victoria. Situated on quiet Amelia Street, the property benefits from immediate access to high-traffic corridors including Blanshard Street and Pandora Avenue, while maintaining a calm, professional setting ideal for a wide range of commercial or mixed-use applications.

The building has been fully stripped back to shell condition, creating a true blank canvas for a new owner. All hazardous materials have been professionally remediated, major infrastructure upgrades have been completed, and the property is now ready for a purchaser to complete interior improvements to their exact vision—without the uncertainty typically associated with older buildings.

1525 Amelia Street is well suited for an owner-occupier, professional office user, or boutique commercial redevelopment, offering flexibility within a highly desirable downtown location.



## CIVIC ADDRESS

1525 Amelia Street, Victoria, BC

## LEGAL DESCRIPTION

LOT 3 PLAN 8296 VICTORIA SUBURBAN LOT 5 (PID: 005-500-303)

## ZONING

CA-4 Zone

## PERMITTED USES

Permitted uses include, but are not limited to:

- Offices, charitable, religious, political purposes, or surgeries
- Restaurants
- Retail sales
- Theatres, auditoriums, gymnasiums, and other places of recreation or worship
- Clubs
- Hospitals, private hospitals, nursing homes, intermediate care and community care facilities
- Residences

## YEAR BUILT

1901

## BUILDING AREA

± 1,394 SF (*Buyer to verify all measurements*)

## LAND AREA

± 3,731 SF (*per BC Assessment*)

## PROPERTY TAXES

\$17,895 (2025)

## PARKING

Six (6) on site stalls, secure & gated parking lot

## SERVICES

Assumed full municipal services

## ASKING PRICE

\$1,050,000

# Key Highlights

Downtown owner-occupier opportunity

Heritage-registered building with modern infrastructure upgrades

Secure, gated on-site parking

Shell condition — finish to suit your exact vision

Excellent access to Blanshard Street and Pandora Avenue

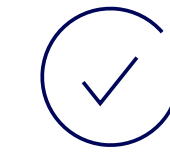
Ideal scale for boutique office, professional, or mixed-use conversion



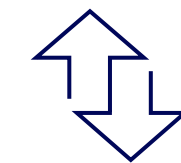
## Recent Improvements & Building Condition



Building stripped back to shell condition



All hazardous materials fully remediated



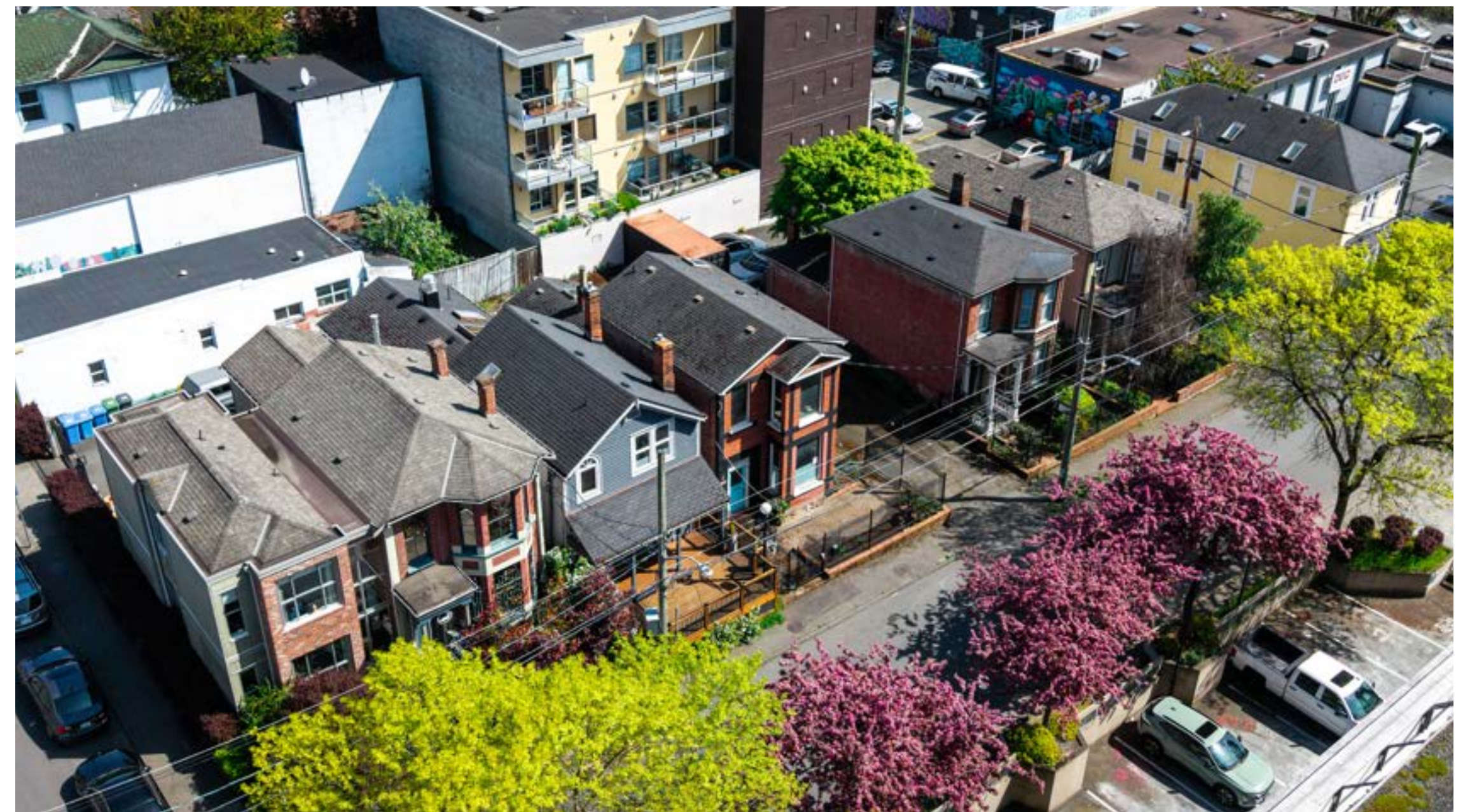
Electrical service upgraded to 200 amps



Gated parking lot for added security



Clean, ready-to-build interior allowing for custom design and build-out



# The Location



The Bay Centre

Market Square

The Palms Restaurant

No Frills

John's Place Restaurant

Cineplex Odeon

Tacofino

Equilibrium Massage

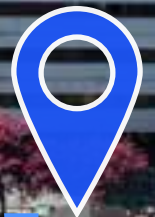
Ministry of Health Offices

PVOLVE Victoria

Macchiato Caffe

Blanshard Street

Curry Shashwat Indian Cuisine



Freebeets Cafe

Bold Butchery & Grill

Pandora Avenue

Cormorant Street



## OFFERING PROCESS

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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