



For Sale | Owner Occupier Opportunity with Supplementary Income

661 Burnside Road East, Victoria, BC

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The Opportunity

661 Burnside Road East offers owner-occupiers the ability to acquire their own real estate while occupying all or a portion of the ground floor, complemented by stable rental income from second-floor tenants. For investors, the property presents a compelling value-add opportunity through the lease-up of the ground floor, enhancing overall income and long-term returns.

The property is strategically positioned within one of Greater Victoria's most established and heavily trafficked service-commercial corridors. Fronting Burnside Road East, the site benefits from exceptional regional connectivity, providing immediate access to the Trans-Canada Highway, Downtown Victoria, and the broader West Shore and Vancouver Island markets.

This central and highly visible location continues to attract a diverse range of retail, service-commercial, and personal service users seeking efficient access to both customers and labour. Limited availability of comparable properties within the corridor, combined with sustained demand and constrained new supply, underpins strong occupier interest and supports long-term value appreciation.



Salient Facts

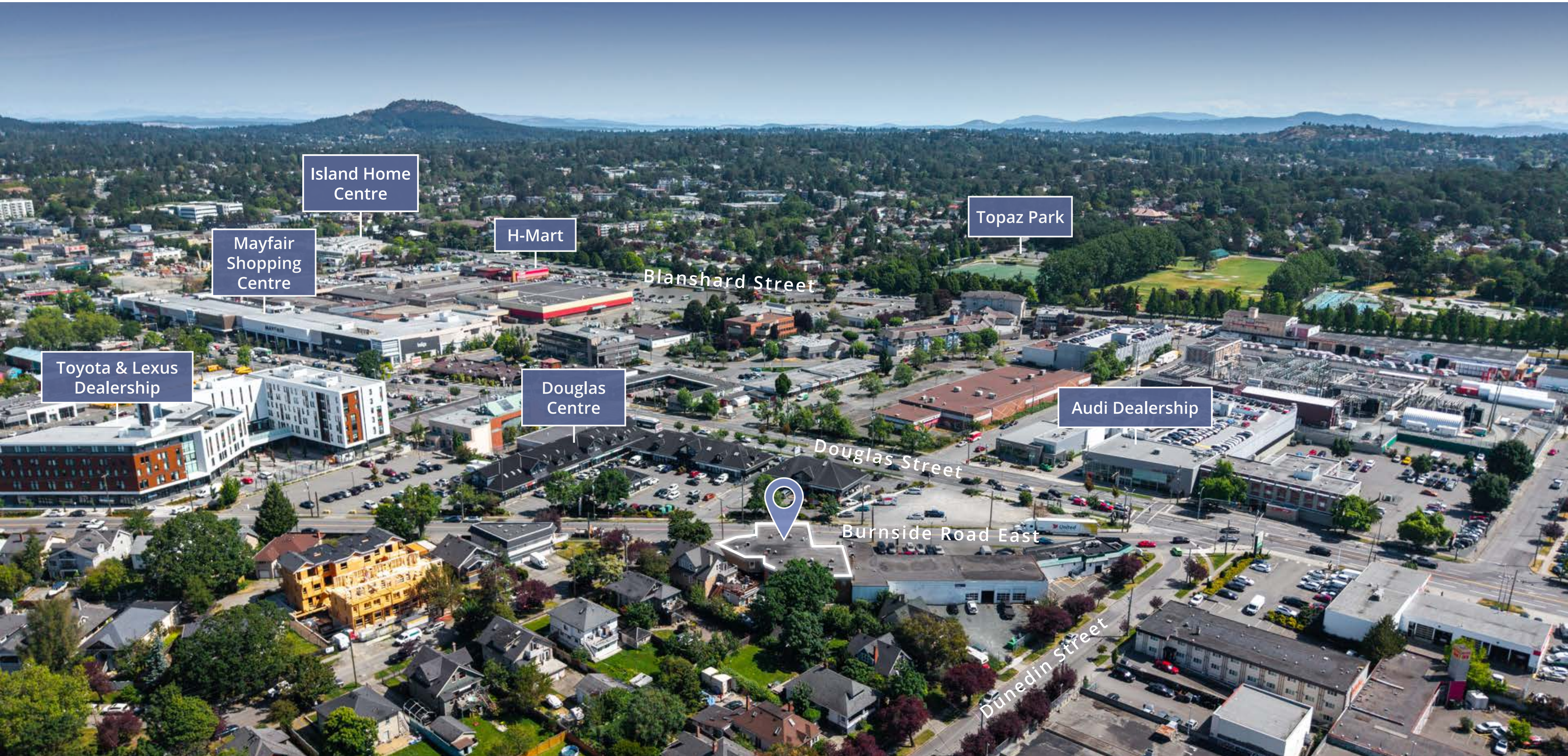
Civic Address:	661 Burnside Road East, Victoria, BC
Legal Description:	LOT 1, SECTION 5, VICTORIA DISTRICT, PLAN 27445 PID: 002-099-276
Zoning:	Burnside U-Brew Wine District (C1-N-BU)
Permitted Uses:	<p><i>Permitted uses include, but are not limited to:</i></p> <ul style="list-style-type: none">• U-Brew winery• Business and professional offices• Retail• Restaurants• Theaters• Clubs for social or recreational purposes• Bakeries
Year Built:	1974
Building Area:	8,574 SF (<i>Buyer to verify all measurements</i>)
Land Area:	11,805 SF (<i>per BC Assessment</i>)
Property Taxes:	\$39,817.50
Parking:	Fifteen (15) on site stalls
Services:	Assumed full municipal services
Asking Price:	\$3,500,000



Key Highlights

- 3,640 SF ground floor owner occupier opportunity
- 600 amp main for the building
- Rental income from second floor commercial tenants
- Excellent access to Trans-Canada Highway (Douglas Street)
- Unobstructed exposure to Burnside Road East
- 12 security cameras for added security

The Location



Island Home Centre

Mayfair Shopping Centre

H-Mart

Topaz Park

Blanshard Street

Toyota & Lexus Dealership

Douglas Centre

Audi Dealership

Douglas Street

Burnside Road East

Dunedin Street

Asking Price: \$3,500,000

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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