

101-821 Burdett Avenue

Downtown Strata
Office Unit For Sale
Victoria, BC



Get more information

Stewart Harney
Associate
C 647 482 9467
stewart.harney@avisonyoung.com

avisonyoung.ca

AY Victoria Realty Ltd. | 888 View Street, Victoria, BC V8W 1K2 | +1 (250) 382 3400

**AVISON
YOUNG**

Strata Office Unit For Sale
101-821 Burdett Avenue, Victoria BC

AVISON
YOUNG



101-821 Burdett Avenue

Victoria, BC

Property Details

LEGAL DESCRIPTION: Strata Lot 1, Plan VIS1350, Section 88, Victoria Land District...

PID: 000-248-193

STRATA AREA: 881 SF

PARKING: 2 designated U/G secured stalls

YEAR BUILT: 1982

STRATA FEES: \$630.69 (monthly)

ZONING: CHP-RO (Residential-Office Buildings District)

OCCUPANCY: Vacant on closing

PROPERTY TAXES: \$7,834.56 (2025)

SALE PRICE: \$480,000

Strata Office For Sale

821 Burdett occupies a rare sweet spot in Victoria's downtown – steps from the CBD's amenities, yet on a quiet, established office corridor. The building sits directly across from the BC Law Courts at 850 Burdett, home to the Provincial, Supreme, and Court of Appeal Courts, making it a natural fit for legal professionals, consultants, and government-adjacent services.

Chatsworth House is a 1982-built mixed-use building with offices on the lower floors and residential above. A recent large-scale exterior remediation has been completed, offering peace of mind for the incoming owner.

The unit itself is move-in ready with recently updated finishes and a flexible open floor plan that can be configured to suit a range of practice types. Natural light fills the space, complemented by access to a south-facing stone patio – an uncommon amenity that sets this office apart. A kitchen area and four-piece bathroom add a level of day-to-day comfort rarely found at this price point.

Strata Office Unit For Sale
101-821 Burdett Avenue, Victoria BC

AVISON
YOUNG



Purchase a well-located strata office on one of Victoria's most established professional corridors.



Local Area Highlights

- | | | |
|-------------------------|-----------------------------|-----------------------------|
| 1. BC Courts | 6. Fairmont Empress | 11. CIBC |
| 2. Discovery Coffee | 7. Inner Harbour | 12. Market on Yates |
| 3. Starbucks | 8. TD Bank | 13. London Drugs |
| 4. Tre Fantastico | 9. RBC | 14. Christ Church Cathedral |
| 5. The Union Club of BC | 10. The Bay Shopping Centre | 15. Beacon Hill Park |

101-821 Burdett Avenue

Strata Office Unit For Sale

avisonyoung.ca

AY Victoria Realty Ltd. | 888 View Street, Victoria, BC V8W 1K2 | +1 (250) 382 3400

© 2026 Avison Young [AY Victoria Realty Ltd.]. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young and/or AY Victoria Realty Ltd.

Get more information

Stewart Harney
Associate

C 647 482 9467

stewart.harney@avisonyoung.com

**AVISON
YOUNG**