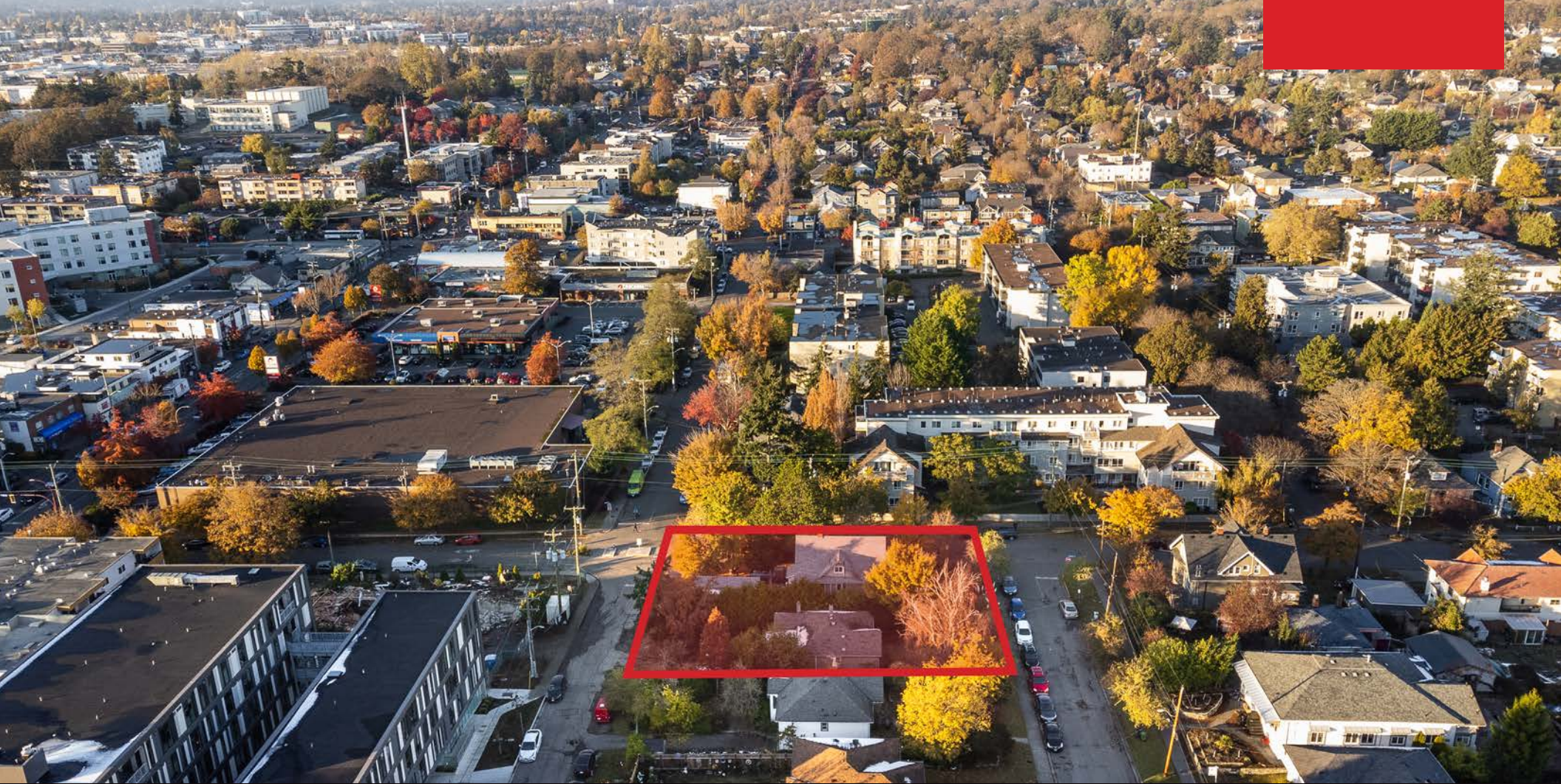


2580-2582 VANCOUVER STREET, VICTORIA
QUADRA VILLAGE - DEVELOPMENT SITE WITH HOLDING INCOME

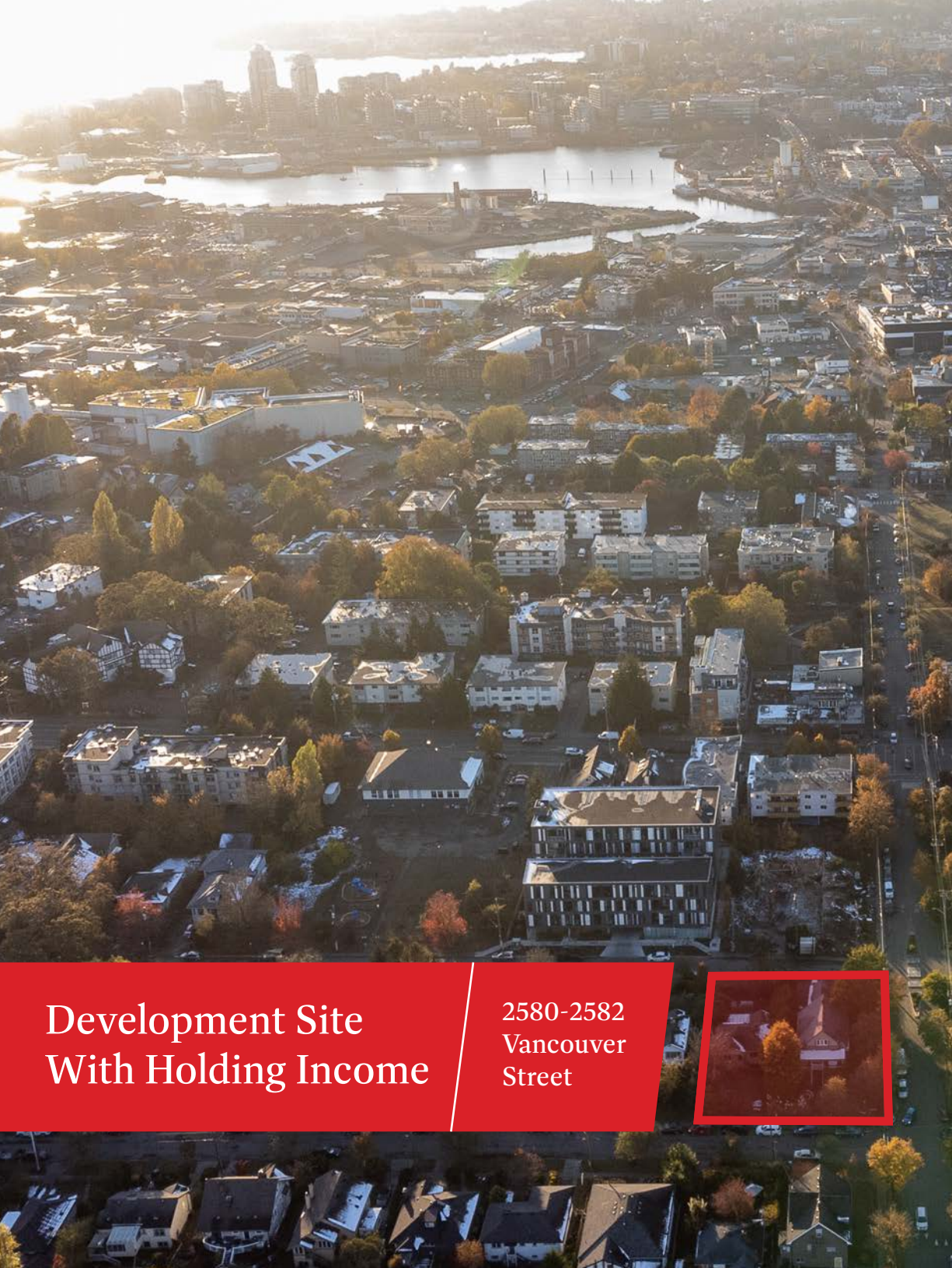
**FOR
SALE**



WILLIAM | WRIGHT

HARRY JONES
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MATTHEW HO
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Development Site With Holding Income

2580-2582
Vancouver
Street



Prime development site located in the Hillside-Quadra Neighbourhood



Urban Residential OCP designation with up to 2.0 FSR



Amenity rich neighbourhood and surrounded by commercial property



Strategically located within Quadra village, only minutes away from downtown Victoria



Heights generally range from three to six storeys depending on site conditions

Overview

William Wright Commercial is pleased to present the opportunity to acquire a well-situated development site, with holding income, in the heart of Quadra Village. This two-lot development site has a total area of 11,700 SF with an allowable FSR of up to 2.0 and three to six storey height.



LOT SIZE

+/- 11,700 SQFT

SQFT FRONTAGE

+/- 116 FT (35.6M)

FSR

Up to 2.0

CURRENT ZONING

R-2

OCP

Urban Residential

PID

001-723-472

008-135-398

LEGAL DESCRIPTION

LOT 1, PLAN VIP964, SECTION 4,
VICTORIA LAND DISTRICT

LOT 2, PLAN VIP964, SECTION 4,
VICTORIA LAND DISTRICT

PRICE

\$2,499,900





2580-2582 Vancouver Street

QUADRA SHOPPING VILLAGE

ROYAL ATHLETIC PARK

CENTRAL PARK

Harris Green District

SAVE-ON-FOODS MEMORIAL CENTRE

Downtown Victoria

Victoria Chinatown

QUADRA ST

BLANSHARD ST



100 FT

117 FT

117 FT

100 FT

Development Overview

The subject property is situated within the Urban Residential zoning designation, allowing for higher density developments.

Site

LOT AREA

1,084 M

FSR

0.97

LOT COVERAGE

40.27%

Setbacks

KINGS STREET

12.5' (3.81m)

VANCOUVER STREET

9' (2.76m)

FIFTH STREET

9' (2.75m)

REAR

5' (1.5m)

Restaurants + Cafes

- + Wendy's
- + Subway
- + Caffe Fantastico
- + Dairy Queen Grill & Chill
- + Vancouver Island Brewing
- + Domino's Pizza
- + Tim Hortons
- + Memory Express Computers Victoria
- + Spoons Diner

Services

- + Quadra Village Neighbourhood Gym
- + Quadra Village Community Centre
- + Crystal Pool & Fitness Centre
- + Enterprise Rent-A-Car
- + Petro-Canada
- + Long & McQuade Musical Instruments
- + CrossFit Zone

Retail

- + Fairway Market
- + Mayfair Shopping Centre
- + Bed Bath & Beyond
- + Circle K
- + The Brick
- + Dollarama
- + Vancity
- + Parsonage Cafe
- + Cafe Fantastico

Parks

- + Victoria High School
- + Wark Street Commons Community Garden
- + Topaz Park
- + Central Park
- + Royal Athletic Park



92
Walk
Score



90
Bike
Score



Location

The subject property is located in the Hillside Quadra neighbourhood with direct access off of Quadra Street. The property serves as a thoughtful infill development surrounded by a healthy commercial and residential mix. The development is located just outside the bustling downtown Victoria district, promoting easy access to the community but leaving enough space to enjoy the benefits of a quiet neighbourhood.



FOR MORE INFORMATION CONTACT

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