

915 MCCLURE STREET, VICTORIA
DUPLEX PROPERTY WITH PRIME DEVELOPMENT POTENTIAL

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

HARRY JONES

PERSONAL REAL ESTATE CORPORATION

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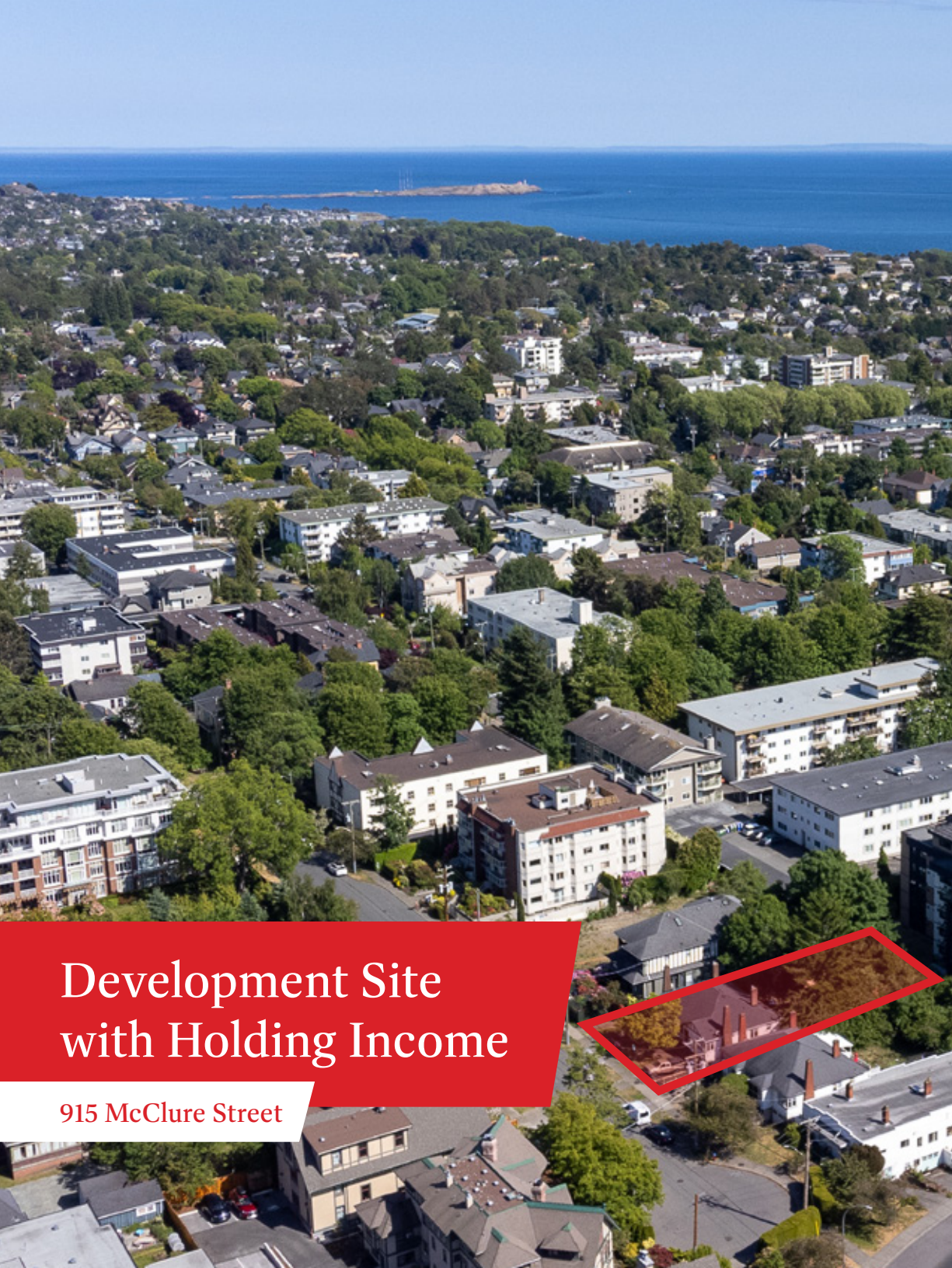
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Development Site with Holding Income

915 McClure Street



Prime development site zoned for low to mid-rise multi-unit residential



Density of up to 2.5:1 may be considered in this area of the Fairfield neighbourhood



Amenity rich neighbourhood and surrounded by both commercial and residential properties



Minutes away from downtown Victoria and all other Victoria attractions and landmarks

Opportunity Overview

William Wright Commercial is pleased to present the opportunity to acquire a well-situated development opportunity located in the coveted Fairfield neighbourhood of Victoria. With easy access to all Victoria has to offer, downtown Victoria, Beacon Hill Park, Dallas Road, and Cook Street Village are all within walking distance from the unbeatable location. Given the current housing crisis, this property presents the opportunity for a developer to provide further relief to the missing middle housing initiative.



LOT SIZE

+/- 7,484 SQFT

LOT FRONTAGE

+/- 56.7 FT

LOT DEPTH

+/- 132 FT

FSR

Up to 2.5 (See Urban Residential OCP)

ZONING

R-K Zone - Medium Density

PID

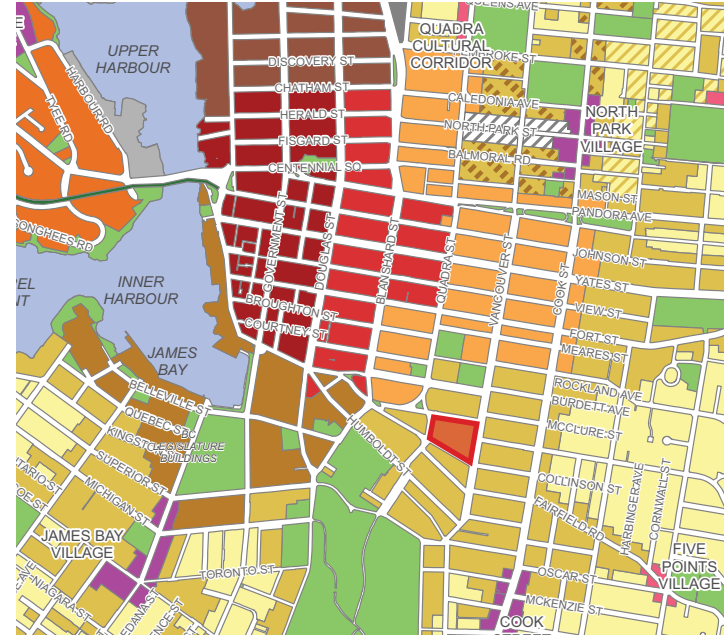
002-466-384

LEGAL DESCRIPTION

LEGAL DESCRIPTION LOT 1191,
VICTORIA LAND DISTRICT

PRICE

\$1,674,800



Urban Place Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Employment with Limited Residential
- Industrial Employment
- Light Industrial Employment with Limited Residential
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Housing Opportunity
- Traditional Residential
- Mixed Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Marine - Harbour
- Marine - General

Development Overview

The subject property presents a prime development opportunity situated within the Medium Density R-K Zone of the Fairfield neighbourhood with an allowable FSR of up to 2.5. A notable development site neighbouring the property, at 931 McClure Street, has been approved for a 3-storey townhouse development.

- 1 101 unit - 7 storey apartment building
- 2 41 unit - 4 storey apartment building
- 3 16 unit - 4 storey strata apartment building
- 4 931 McClure Street - 3 storey townhouse development site
- 5 Abigail's Hotel - 30 unit boutique hotel





Amenities

- 1 915 McClure Street
- 2 Beacon Hill Park
- 3 Cook Street Village
- 4 Blue Fox Cafe
- 5 Royal BC Museum
- 6 James Bay
- 7 Victoria's Inner Harbour
- 8 Parliament Building
- 9 Fairmont Empress
- 10 Harbour Air Seaplane
- 11 Downtown Victoria
- 12 Save-On-Foods Memorial Centre
- 13 Bear & Joey Cafe

92
Walk
Score



91
Transit
Score



91
Bike
Score



Location

The subject property is located in the Fairfield neighbourhood and is meant to serve as a thoughtful infill development surrounded by a healthy commercial and residential mix. The development is located just outside the bustling downtown district, promoting easy access to the community but leaving enough space to enjoy the luxuries of a quiet neighbourhood.



FOR MORE INFORMATION CONTACT

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