# **915 MCCLURE STREET, VICTORIA** DUPLEX PROPERTY WITH PRIME DEVELOPMENT POTENTIAL

# FOR SALE



CONNOR BRAID
PERSONAL REAL ESTATE CORPORATION
connor@williamwright.ca
250.590.5797

HARRY JONES PERSONAL REAL ESTATE CORPORATION harry@williamwright.ca 250.590.5797



Commercial Real Estate Services



# 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.

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**LOT SIZE** +/- 7,484 SQFT

LOT FRONTAGE +/- 56.7 FT

**LOT DEPTH** +/- 1<u>32 FT</u>

**FSR** Up to 2.5 (See Urban Residential OCP)

**ZONING** R-K Zone - Medium Density

**PID** 002-466-384

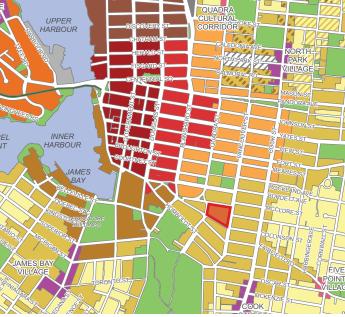
LEGAL DESCRIPTION LEGAL DESCRIPTION LOT 1191, VICTORIA LAND DISTRICT

**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 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**

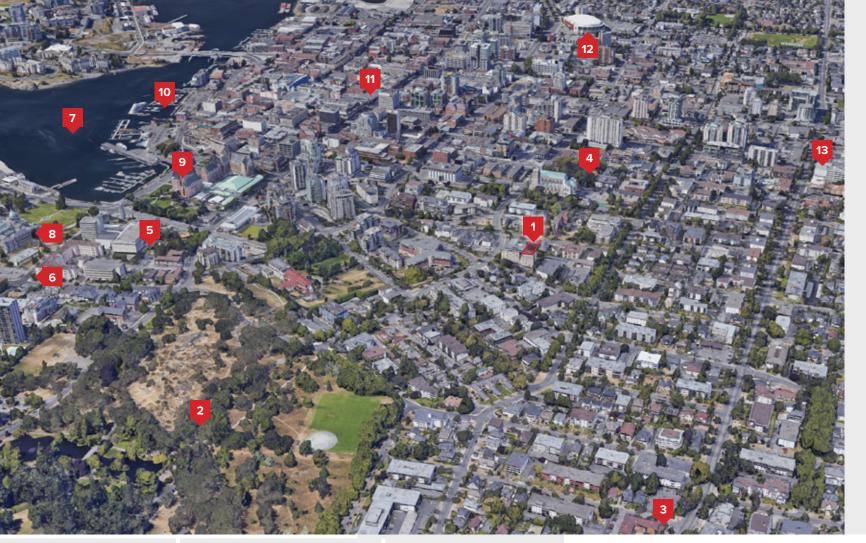
The subject property presents a prime development opportunity situated within the Medium Density R-K Zone of the Fairfield neighbourhood with an allowable FSR of up to 2.5. A notable development site neighbouring the property, at 931 McClure Street, has been approved for a 3-storey townhouse development.

- 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 92 Walk 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.

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William Wright Commercial Real Estate Services Inc. 843 Johnson Street, Victoria T 250.590.5797 | F 250.590.0500 williamwright.ca

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### FOR MORE INFORMATION CONTACT

### HARRY JONES

### **CONNOR BRAID**

PERSONAL REAL ESTATE CORPORATION harry@williamwright.ca 250.590.5797

PERSONAL REAL ESTATE CORPORATION connor@williamwright.ca 250.590.5797

### williamwright.ca



### Vancouver Office

1340-605 Robson Street Vancouver, BC 604.428.5255

New Westminster Office 350-522 7th Street New Westminster, BC 604.545.0636

Fraser Valley Office 210-8029 199th Street Langley, BC 604.546.5555

### Central Island Office

100B-154 Memorial Avenue Parksville, BC 250.586.1226

#### Victoria Office 843 Johnson Street Victoria, BC

250.590.5797

Kelowna Office 205-478 Bernard Avenue Kelowna, BC 236.420.3558

Kamloops Office 406-121 5th Avenue Kamloops, BC 236.425.1617