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Asking Price:

\$2.5 M

2558 Quadra Street | Victoria, BC

New commercial strata for sale in Quadra Village

Anna Wray

Personal Real Estate Corporation

Vice President

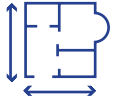
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Opportunity



Project Features



Available Unit:
Ground Floor +/- 3,552 SF



11 commercial stalls (eight (8)
dedicated to this commercial unit),
plus four (4) general visitor stalls



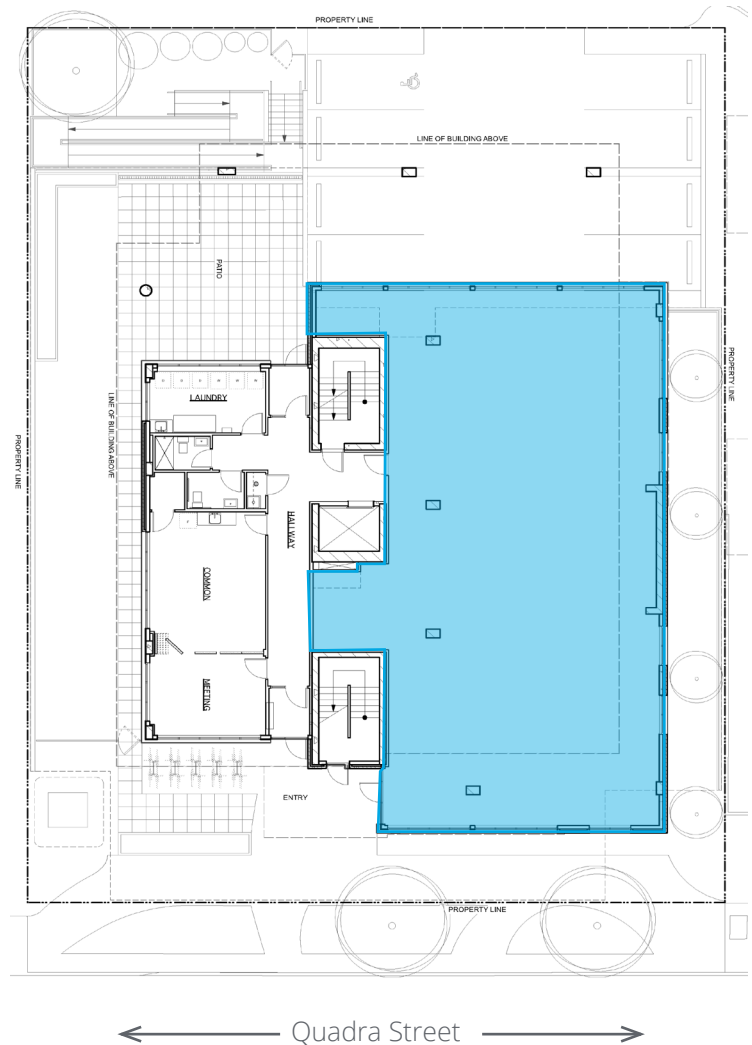
40 residential units above



Building signage opportunities
along Quadra Street



Common facilities include bike
parking, patios, shower and
bathroom, and two (2) large meeting
rooms that can be booked for a fee



About the Developer

Founded in 1956, the Greater Victoria Housing Society (GVHS) is a non-profit charitable organization dedicated to providing affordable rental housing for low-to-moderate income families, seniors, working singles, and adults with diverse abilities who live independently.

The GVHS is redeveloping this property, known as Forrest Heights, with anticipated completion in 2026. The recently approved Development Permit will transform this 3-storey 19-unit apartment building into a 5-storey 40-unit mixed use building.

The City of Victoria recently awarded a \$2.5 Million grant from their housing reserve fund to GVHS for this redevelopment that will provide affordable housing for tourism and hospitality workers.



Location

Quadra Village is a fun and evolving neighbourhood within the City of Victoria.

The commercial hub of Quadra Village is primarily between Hillside Avenue and Bay Street and provides a wealth of services, shopping and food options.



Walk Score

95



Transit Score

85



Bike Score

89

Zoning

C1-QV2 Quadra Village (2558 Quadra) District

This zoning permits a wide range of commercial uses including but not limited to:

- offices
- professional businesses
- retail stores
- restaurants
- clubs for social and recreational purposes



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▼ **Downtown Victoria**
1.5 km | 6 Minute Drive

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