

For Sale



Ed Adams *PREC*
Senior Vice President

Marc Foucher *PREC*
Senior Vice President

Brandon Selina *PREC*
Senior Vice President

John Fayad *PREC*
Associate Vice President

Hatley Apartments
284 Belmont Road, Colwood, BC

The Opportunity

Hatley Apartments presents a rare opportunity to acquire a newer purpose-built multifamily rental asset in the heart of Colwood's rapidly growing Westshore community.

Built in 2020 and comprising 48 well-designed rental suites, the property offers stable in-place income with significant future upside as the affordability covenant expires in October 2030.

Set directly adjacent to protected green space and moments from Colwood Corners, Esquimalt Lagoon, Royal Roads University, Department of National Defense Lands, recreation amenities, and major arterial routes, the property delivers long-term rental demand driven by a growing workforce, strong regional fundamentals, and limited new supply.

With construction costs and development charges continuing to rise, Hatley Apartments provides investors with the opportunity to secure a high-quality, newer asset below replacement cost, supported by forward population growth and increasing demand for well-located rental housing.



Salient Facts

Civic Address	284 Belmont Road, Colwood, BC
Legal Description	Lot A, Section 96, Esquimalt District, Plan EPP83107, PID: 030-587-352
Year Built	2020
Site Area	± 25,468 SF
Zoning	CD10 – Comprehensive Development Zone
Unit Count	48 Rental Suites
Unit Mix	32 One-Bedroom Suites 16 Two-Bedroom Suites
Parking	54 secured underground stalls
Gross Building Area	± 35,293 SF
Assessment (2026)	\$14,896,000 (Land: \$2,371,000, Improvements: \$12,525,000)

Building Features

Modern Purpose-Built Rental Construction

- Four-storey wood-frame apartment building (2020)
- Flat SBS roof system, durable exterior finishes, double-glazed windows
- Balconies for upper-floor units; patios for ground-floor homes
- Individual in-suite hot water tanks and in-suite laundry

Thoughtful Design & Resident Convenience

- Efficient suite layouts with open-concept kitchens and living spaces
- Vinyl plank flooring, contemporary cabinetry, and builder-grade finishing suitable for long-term durability
- Secured underground-style configuration for utilities and mechanical rooms
- Quiet residential setting with distant ocean and mountain views from upper floors

Servicing & Infrastructure

- Fully serviced with municipal water, sanitary and storm connections
- Modern electrical systems with 600A main service and separate suite metering
- Convenient access to transit, major arterials, and walkable amenities



Highlights



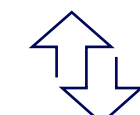
Newer Construction with Limited Near-Term CapEx



Strong In-Place Income with Upside



Exceptional Location in a Rapid-Growth Node



Resilient Rental Market Fundamentals



The Location

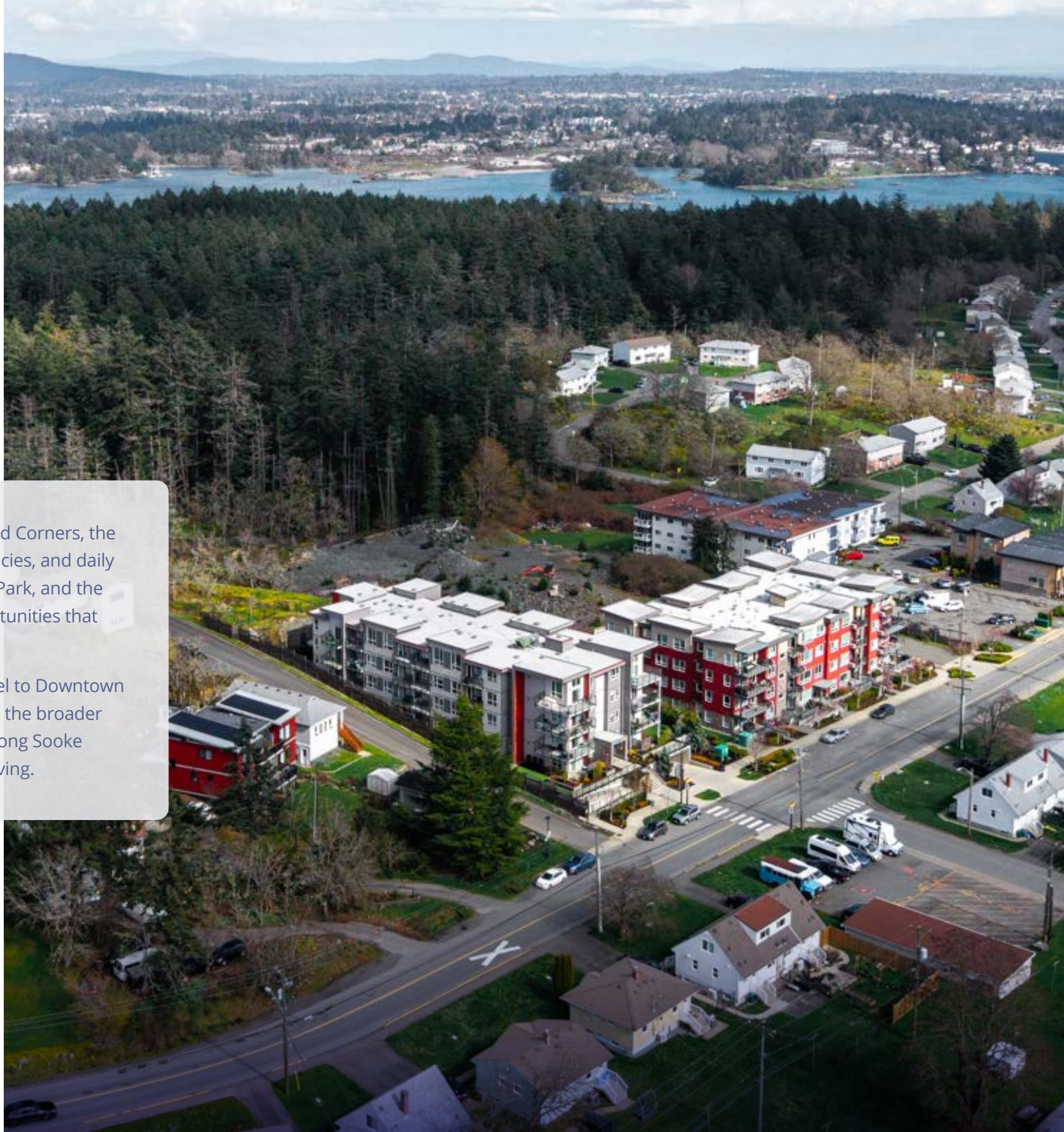
Hatley Apartments is ideally positioned in the heart of Colwood's rapidly growing Westshore community, one of Greater Victoria's most dynamic and desirable residential nodes.

Backing directly onto green space and parkland, the property offers enhanced privacy, attractive outlooks, and a peaceful residential setting, while still benefiting from excellent proximity to major amenities and employment centres.

Residents enjoy immediate access to key lifestyle amenities, including Colwood Corners, the region's premier commercial node featuring grocery, dining, banking, pharmacies, and daily conveniences. The property is just minutes from Esquimalt Lagoon, Belmont Park, and the oceanfront trail system, providing an abundance of outdoor recreation opportunities that continue to attract renters seeking work-life balance.

Hatley Apartments offers seamless access to Highway 1, providing direct travel to Downtown Victoria, CFB Esquimalt, Royal Roads University, Victoria General Hospital, and the broader Capital Region. The neighbourhood is also well-served by BC Transit routes along Sooke Road and Goldstream Avenue, supporting both vehicle and transit-oriented living.

With its combination of retail convenience, waterfront proximity, green space, and strong transportation links, Hatley Apartments is positioned within one of the Westshore's most livable, well-connected, and high-demand rental markets. Continued population growth, ongoing commercial development, and increasing regional investment reinforce the long-term value of this strategic location.



Nearby Amenities

Colwood Corners

Thrifty Foods

Peninsula Co-op Gas & Convenience Store

Juan de Fuca Recreation Centre

Greater Victoria Public Library

Juan de Fuca Golf Course

Colwood Corners Shopping Centre

London Drugs

Club Pilates

Save-On-Foods

AceKids Daycare

Firehouse Subs

4 Mile Liquor Store

Green Leaf Vietnamese Bistro

Supplement King

Starbucks Coffee

Bar Burrito

Offering Process:

Prospective purchasers are invited to submit offers to purchase through Colliers, for consideration by the vendor.

Please contact the listing agents for more information; or, for access to the virtual data room, please submit a Confidentiality Agreement and disclosure forms ("CA") to the listing agents. Access will be provided upon receipt of an executed CA.

Price: \$18,500,000

(\$385,417/unit or \$524/SF of gross building area)

Ed Adams

Personal Real Estate Corporation
Senior Vice President
+1 250 414 8394
ed.adams@colliers.com

Brandon Selina

Personal Real Estate Corporation
Senior Vice President
+1 250 414 8379
brandon.selina@colliers.com

Marc Foucher

Personal Real Estate Corporation
Senior Vice President
+1 250 414 8392
marc.foucher@colliers.com

John Fayad

Personal Real Estate Corporation
Associate Vice President
+1 250 516 2807
john.fayad@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

Colliers