

FOR SALE

3949

SHELBOURNE STREET

SAANICH | BC



MIXED-USE DEVELOPMENT OPPORTUNITY

Zoning and Development Permit In-Place

Development Permit issued for a six (6) storey mixed-use development comprised of 76 residential rental units with two (2) commercial retail units at grade

Located in a walkable environment nearby a diverse mix of retail, service, employment, community and residential uses such as University Heights Shopping Centre, Tuscany Village Shopping Centre, McKenzie Professional Centre, Mount Douglas Park, Gordon Head Recreational Centre and only one km to the University of Victoria

KEY FEATURES

- › Residential unit mix of 64 studios and 12 two-bedroom units
- › Two (2) ground floor commercial units of 1,295 SF and 1,579 SF
- › Corner lot of +/-13,229 SF with +/-136 feet of frontage along McKenzie Avenue and +/-127 feet of frontage along Shelbourne Street

SALIENT FACTS

Municipal Address	3949 Shelbourne Street, Saanich, BC
Legal Description	Lot 1, Section 57, Victoria District, Plan 20674, Except that Part in Plan 49331 (Road Only), PID: 003-418-936
Site Area	+/-13,229 SF*
Current Zoning	C-2BW, Boleskine Whittier Commercial/Apartment Zone
Development Permit	Development Permit issued for a six (6) storey mixed-use development
Building Details	The gross building area is 48,013 SF* plus 6,633 SF* of mezzanine for bike and storage lockers. The building will be serviced with two (2) elevators
Residential Unit Mix	Total of 76 units comprised of 64 studios and 12 two-bedroom units
Ground Floor Commercial	Two (2) ground floor commercial units of 1,295 SF* and 1,579 SF*
Vehicle Parking	23 stalls per parking management plan
Bicycle Parking	162 stalls
Amenities	Indoor/Outdoor amenity area located on the second floor
Due Diligence Materials	Available upon receipt of an executed Confidentiality Agreement ("CA")
Gross Taxes (2019)	\$19,462

**All area measurements taken from Development Permit application drawings*

SCORES AND DRIVE TIMES



Walk Score

81



Transit Score

53



Bike Score

89



AMENITIES

- > MOUNT DOUGLAS PARK
- > MOUNT TOLMIE PARK
- > UNIVERSITY OF VICTORIA
- > MOUNT DOUGLAS HIGH SCHOOL
- > CADBORO BAY BEACH
- > CEDAR HILL GOLF COURSE
- > HOME DEPOT
- > THRIFTY FOODS AND LIQUOR
- > SAVE-ON FOODS
- > FAIRWAY MARKET
- > RBC
- > CIBC
- > REXALL
- > STARBUCKS
- > SUBWAY
- > ORIGINAL JOE'S
- > LANDMARK CINEMAS
- > VICTORIA PUBLIC LIBRARY





ASKING PRICE

\$4,200,000

OFFERING PROCESS

Prospective purchasers are invited to submit offers to purchase the property through Colliers for consideration by the vendor. Offers will be considered after 3:00 pm PST on June 23rd, 2020.

To receive access to Colliers virtual data room, please submit a completed CA to Brandon Selina at the below contact information.

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