

For Sale
Under Court Order

High Profile Downtown City Block Mixed-Use Assembly

Colliers

1114 Blanshard Street, 1106 Blanshard Street & 780 Fort Street | Victoria, B.C.

Under Court Ordered Sale

Colliers is pleased to present the opportunity to acquire a rare three-property assembly spanning a full block along Blanshard Street in downtown Victoria.

Prominently located between the intersections of Fort Street and View Street, the properties benefit from exceptional visibility, strong pedestrian traffic, and immediate proximity to Victoria's financial district, Inner Harbour, and primary retail corridors.

The offering includes the **Montrose Apartments**, a heritage mixed-use building featuring residential rental suites above ground-floor retail, as well as two adjacent commercial buildings referred to as the **Wintergarden** properties herein.

Together, the properties form a strategic downtown covered land play that provides investors with a compelling combination of:

- Stable residential rental income
- Retail and commercial tenancy
- Value-add repositioning potential
- Long-term redevelopment optionality

Offered collectively through a court-ordered sales process, this opportunity represents one of the few chances to acquire scale in Victoria's tightly held downtown core.





Investment Highlights

Rare Downtown Assembly Opportunity

Three contiguous properties comprising a strategic landholding in the centre of Victoria's downtown core, providing investors with scale in one of the most supply-constrained markets in Canada.

Prominent Corner Exposure

Highly visible location and frontage with high profile commuter exposure.

Immediate Income with Upside

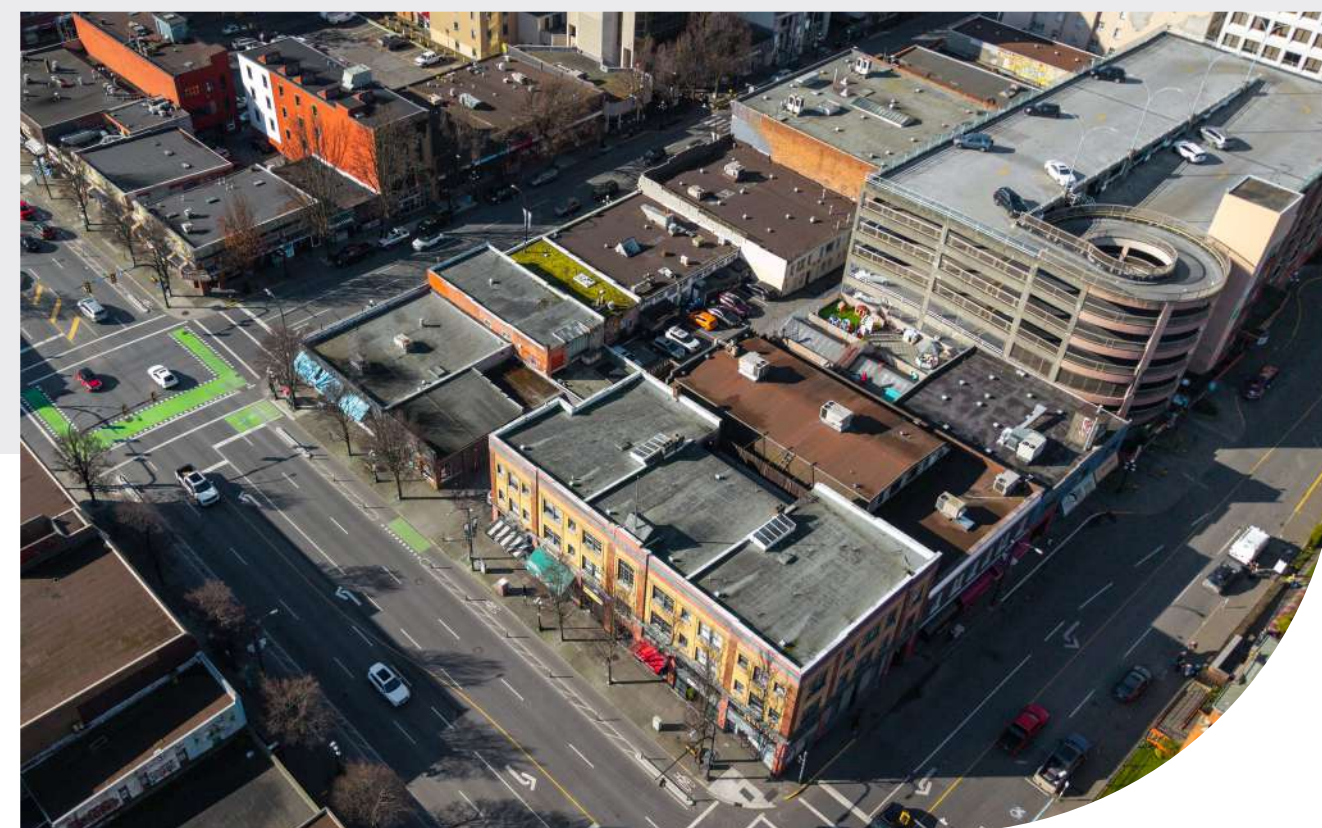
The Montrose Apartments provide stable residential rental and commercial income, while the Wintergarden properties offer the opportunity for leasing optimization and repositioning.

Redevelopment Opportunity

The combined site offers potential for future redevelopment or densification, subject to municipal approvals, providing long-term value creation for investors or developers.

Strong Downtown Fundamentals

Victoria continues to benefit from population growth, limited development land supply, strong rental demand, and a resilient tourism and government-driven economy.



Salient Facts



1114 BLANSHARD STREET
VICTORIA, B.C.

LOT 61, VICTORIA CITY

004-738-497

Residential: 10,457 SF
Commercial: 6,934 SF
Total: 17,391 SF

21 Residential Units
6 Commercial Units

7,211 SF or 0.17 Acres

Central Business District -1 (CBD-1)

Downtown Core

1914

\$5,870,000.00



1106 BLANSHARD STREET
VICTORIA, B.C.

LOT 2, DISTRICT LOTS 28 AND 66,
VICTORIA CITY, PLAN 4755

006-027-156

Residential: N/A
Commercial: 4,763 SF
Total: 4,763 SF

3 Commercial Units
7 Parking Stalls

6,801 SF or 0.16 Acres

Central Business District -1 (CBD-1)

Downtown Core

1913

\$2,617,000.00



780 FORT STREET
VICTORIA, B.C.

LOT 1, DISTRICT LOTS 28 AND 66,
VICTORIA CITY, PLAN 4755

006-027-113

Residential: N/A
Commercial: 4,700 SF
Total: 4,700 SF

3 Commercial Units

3,325 SF or 0.076 Acres

Central Business District -1 (CBD-1)

Downtown Core

1939

\$1,677,000.00

Legal Descriptions
PID
Leasable Area
Suite Mix
Land Area
Zoning
Official Community Plan (OCP)
Year Built
Assessed Value (2026)

Totals

Leasable Area

Residential: 10,457 SF
Commercial: 16,397 SF
Total: 26,854 SF

Suite Mix

21 Residential Units
12 Commercial Units
7 Parking Stalls

Land Area

17,337 SF or 0.40 Acres

Assessed Value (2026)

\$10,161,000.00



Montrose Apartments

1114 Blanshard Street

The Montrose Apartments is a heritage mixed-use building prominently located on the southwest corner of Blanshard Street and View Street.

Constructed in 1914, the building features ground-floor retail units with residential rental suites above. The property provides stable income from both residential and commercial tenants while benefiting from a highly walkable downtown location.

The building's historic architecture contributes to the character of the surrounding neighbourhood and continues to attract residential and retail tenants seeking an authentic urban environment.

Key Attributes



Mixed-Use Heritage Building



Corner location with strong street exposure



Walking distance to Victoria's Inner Harbour

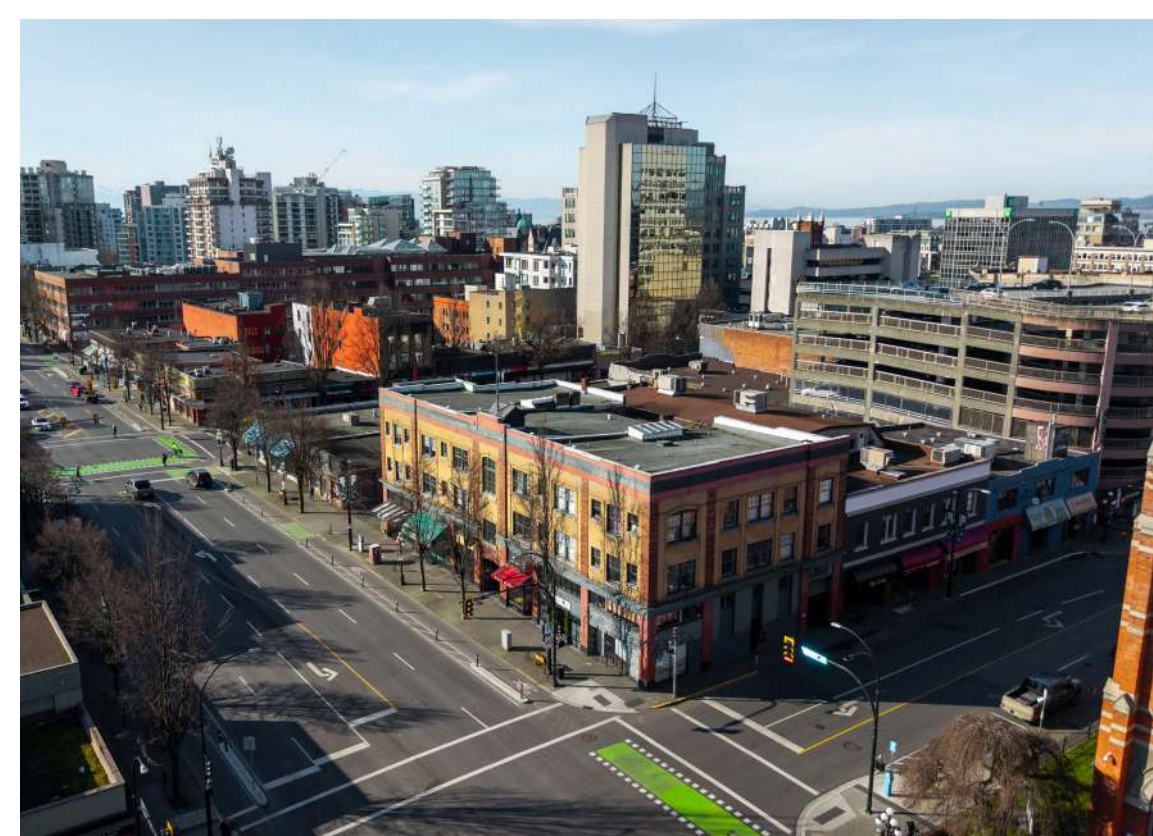
21

Residential rental suites:

- 8 x small bachelor units
- 7 x large bachelor units
- 6 x one-bedroom units

6

Ground floor retail units

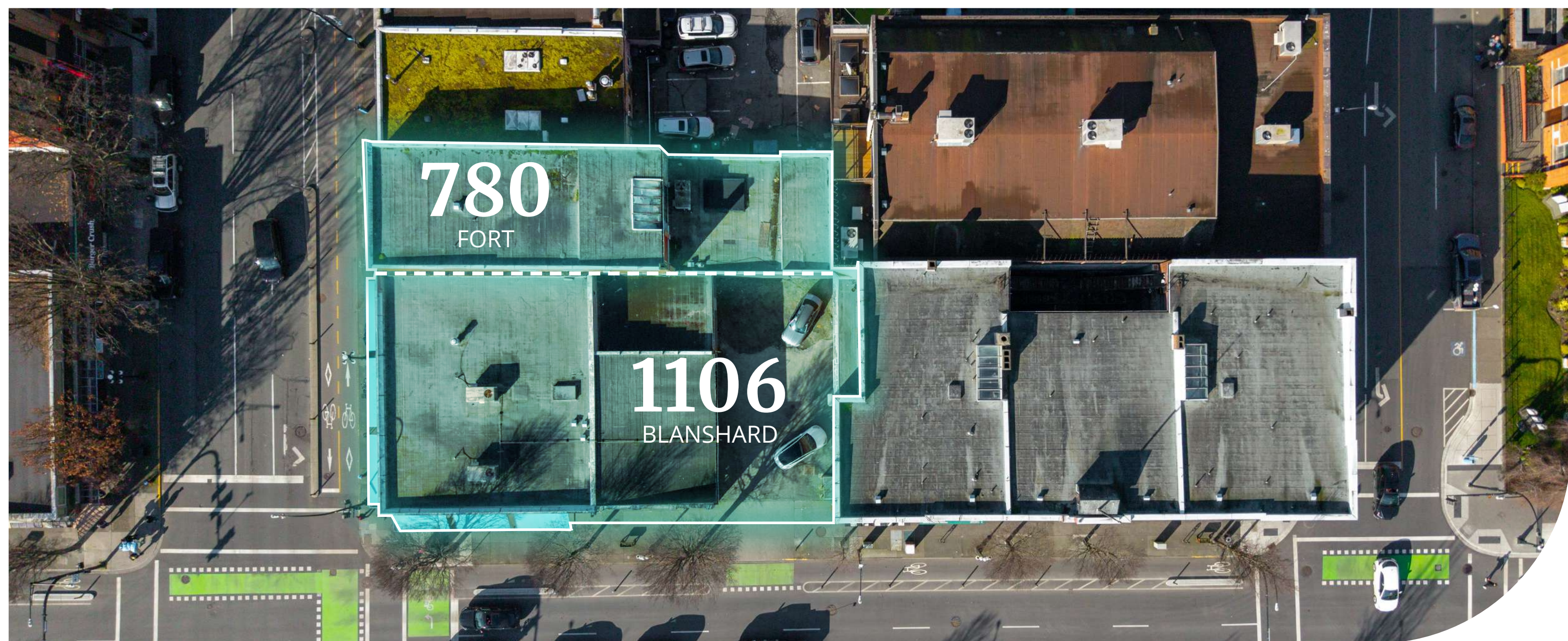


Wintergarden Properties

1106 Blanshard Street & 780 Fort Street

Located adjacent to the Montrose Apartments, the Wintergarden properties consist of commercial buildings that extend the assembly's frontage along both Blanshard Street and Fort Street. These commercial parcels represent the primary redevelopment opportunity within the three-property assembly.

While the Montrose Apartments retain their heritage significance, the Wintergarden properties offer substantial potential for future development. Together, the combined landholding creates a contiguous downtown site with significant long-term strategic value.



Redevelopment Potential

The properties are located within the Central Business District (CBD) under the City of Victoria's Downtown Core Area Plan. The CBD serves as the primary employment and commercial centre for the City of Victoria and is intended to accommodate higher-density commercial and mixed-use development.

Within this designation, development densities are generally contemplated within a range of approximately **3.00 FSR to 6.00 FSR**, depending on built form, site characteristics, and municipal approvals.

Previous ownership had advanced development planning for the Wintergarden properties and obtained Development Permit (DP) approval for a hotel development. The approved concept contemplated a hotel tower comprising approximately **175 rooms** with a total gross floor area of approximately 92,493 SF, representing an overall FSR of approximately **6.20**.

While any future redevelopment would be subject to municipal approvals and purchaser planning initiatives, the previously approved DP demonstrates the site's ability to support a significant hospitality or mixed-use development within Victoria's downtown core.

For investors and developers, the **Wintergarden** properties provide the opportunity to pursue a variety of redevelopment strategies, including hotel, mixed-use residential and retail, purpose-built rental housing, or office/institutional uses.



“The opportunity to acquire a contiguous land assembly in Victoria’s tightly held downtown core is exceptionally rare, positioning the properties as a compelling long-term redevelopment opportunity.”



Previously Approved Hotel Renderings

The Location

Situated in the heart of downtown Victoria, the properties benefit from exceptional accessibility and proximity to the City of Victoria's primary commercial and civic institutions.

The surrounding neighbourhood includes:

- Government offices and major employers
- Retail and entertainment districts
- Restaurants, cafés, and hospitality venues
- Public transit routes and cycling infrastructure
- Victoria's Inner Harbour and waterfront

Downtown Victoria continues to experience strong residential demand and ongoing urban growth, reinforcing the long-term investment appeal of well-located assets within the city's core.



OFFICE & WORKSPACES



RETAIL & SHOPPING



INNER HARBOUR



HARBOUR AIR



99 | Walk Score
Walker's Paradise



92 | Transit Score
Rider's Paradise



92 | Bike Score
Biker's Paradise



Royal B.C. Museum

B.C. Legislature

Fairmont Empress

Inner Harbour

The Bay Centre

- | | | | | | |
|---|--------------------|----|-----------------------|----|-----------------------|
| 1 | Royal Theatre | 6 | GVPL - Central Branch | 11 | Foo Asian Street Food |
| 2 | Discovery Coffee | 7 | Burger Crush | 12 | Bank of Montreal |
| 3 | Tourist Wine Bar | 8 | Russell Books | 13 | Van City Credit Union |
| 4 | Horin Ramen | 9 | Royal Bank of Canada | 14 | Scotiabank |
| 5 | Bond Bond's Bakery | 10 | Toronto Dominion Bank | 15 | Odeon Movie Theatre |

Fort Street

Blanshard Street

View Street

Yates Street



Purchase Price

\$9,800,000

(\$364.94/leasable SF)

Offering Process

Prospective purchasers are invited to submit offers to purchase through Colliers, for consideration by the Receiver, pursuant to Court Order No. S-248768, of the Vancouver Registry. Offers are to be presented in the form provided by the Receiver.

The sale of the Property is subject to approval by the Supreme Court of British Columbia.

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 Austin Cope. Access will be provided upon receipt of an executed CA.

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