

**AVISON  
YOUNG**

**For Sale**

**CRU 1 - 3226 Shelbourne Street  
Victoria, BC**



*1,034 sq. ft. strata retail owner-occupier opportunity*

## **OAK & STONE**

Opportunity to purchase a boutique neighbourhood retail strata unit at Oak & Stone, situated at the corner Shelbourne St and McRae Ave.

### **Nathaniel Simpson**

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### **James Murray**

**Personal Real Estate Corporation**  
Vice President  
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# Details

# OAK & STONE

## Property Information

### MUNICIPAL ADDRESS

CRU 1 – 3226 Shelbourne Street

### DELIVERY DATE

Q1 2027 (est.)

### STRATA LOT SIZE

1,034 sq. ft.

### ZONING

C16 – Neighbourhood Mixed Use Zone

Permitted Uses:

- Restaurant (incl. café, bistro, etc.)
- Personal Service
- Retail Sales
- Daycare

### PARKING

Four (4) stalls on-site

### PRICE

**\$672,100**

## Opportunity

Rare opportunity to purchase a brand-new neighbourhood retail strata unit at Abstract Developments' upcoming 87-unit mixed-use project, Oak & Stone. The subject unit benefits from high-exposure corner frontage, on-site parking, potential patio seating, and extensive storefront glazing. Technical details for the subject premises are available upon request!

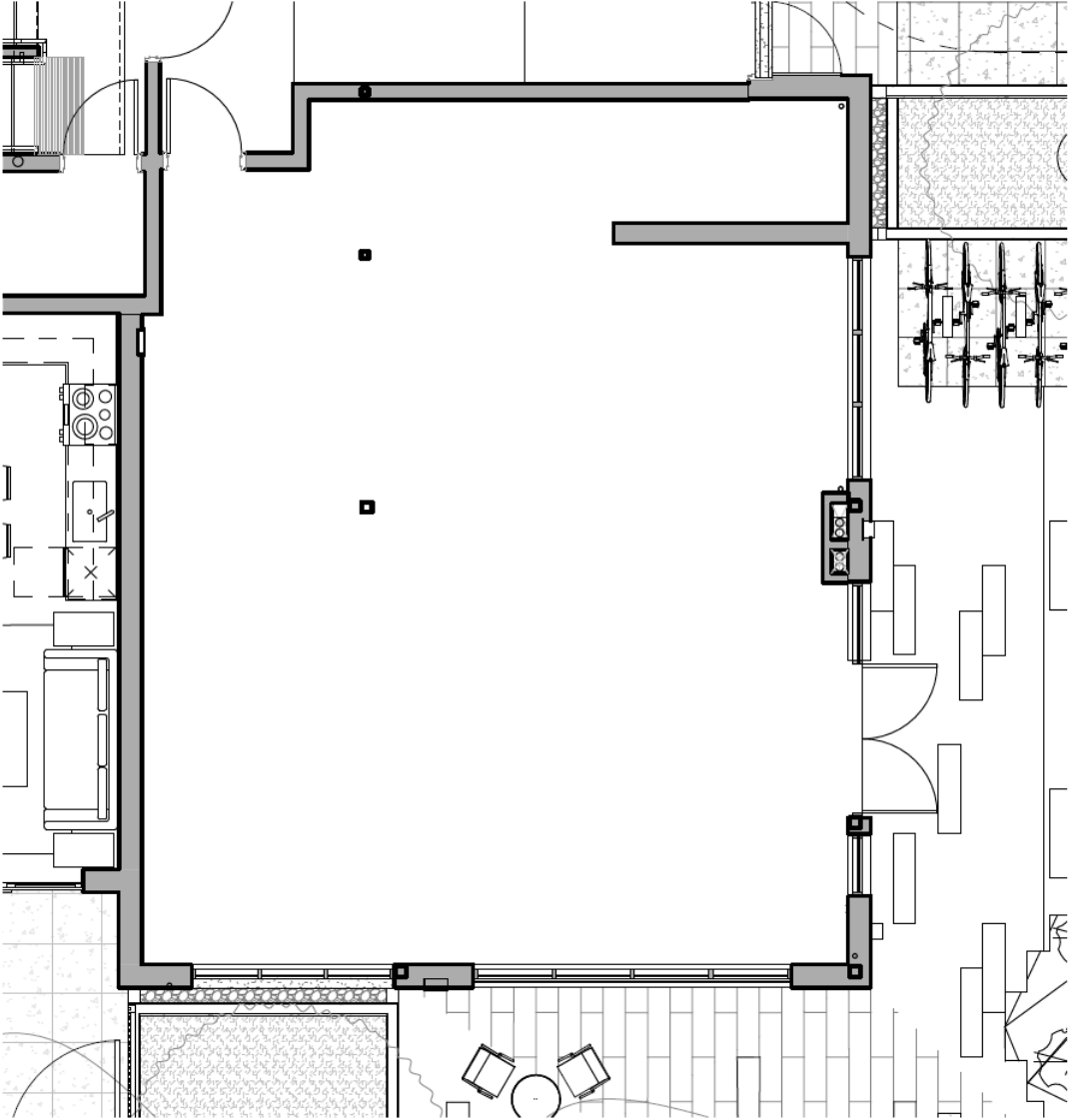
## Location

Oak & Stone is situated in Saanich's Shelbourne Valley at the corner of Shelbourne St & McRae Ave. Characterized by ample nearby park/green space, as well as a mix of single-family homes and higher density multi-family projects along commuter corridors like Shelbourne, the surrounding area contains a healthy built-in customer base for the subject CRU, the traffic for which will be further bolstered by its proximity to Hillside Centre, the University of Victoria, Camosun College and Royal Jubilee Hospital.



# Floor Plan

# OAK & STONE



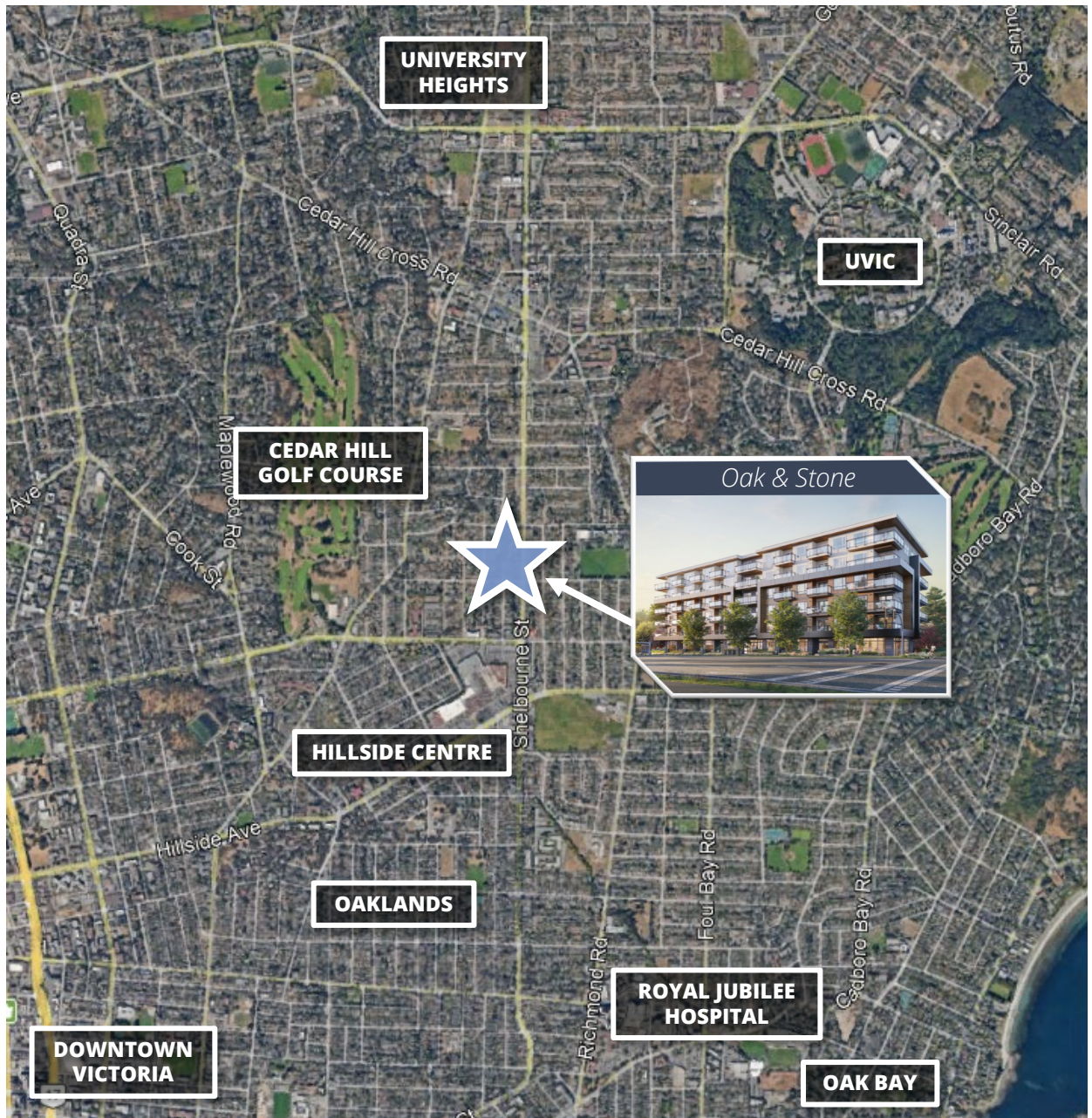
MCRAE AVENUE

SHELBOURNE STREET



# Area Map

# OAK & STONE



## Contact us for more information

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