

— **FOR SALE** —

Multi-Suite Character Home in South Oak Bay

± 28,000 SQFT Lot with Development Opportunity



JBW
COMMERCIAL

2130 CENTRAL AVENUE, VICTORIA, BC

Property Overview



Salient Details

Civic Address: 2130 Central Avenue, Victoria, BC

Legal Address: LOT 1, SECTION 22, VICTORIA DISTRICT, PLAN 2193

PID: 000-627-445

Lot Size: ± 27,774 SQFT (per BC Assessment)

Finished Area: ± 6,439 SQFT

Zoning: R-5 - Residential Use

OCP: Established Neighbourhood

IMPROVEMENTS: Legal Non-Conforming Fourplex

Price: \$3,488,800



The Opportunity

2130 Central Avenue in South Oak Bay, Victoria, BC, is a historic character home designed by architect Samuel Houlton Horton in 1912. It showcases the English Arts and Crafts style with Tudor Revival influences and has undergone multiple renovations and conversions over the years while preserving its character.

The nearly 28,000 square foot property has been thoughtfully converted into a legal non-conforming fourplex property encompassing +/- 6,439 square feet of livable space. The current configuration includes a generous five-bedroom main-floor suite with a historic great room, a spacious garden-level suite, and two upper-level apartments.

The property presents multiple paths for future ownership, whether maintaining the existing residence and income-stream, exploring subdivision potential of the large lot, or pursuing a redevelopment opportunity in one of Oak Bay's most desirable residential neighbourhoods.

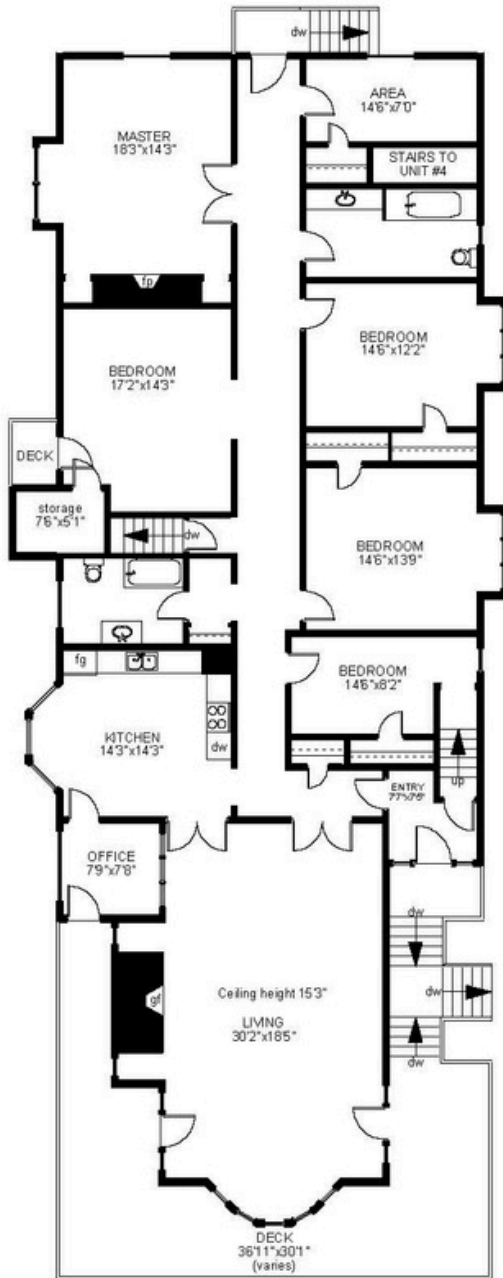


Vacant Possession

Offered with vacant possession, the property presents a compelling range of value-add strategies. Owner-occupiers may elect to occupy one suite while generating rental income from the remaining three. Investors have the opportunity to handpick their own tenant profile and establish leases on their own terms from day one. Developers will find merit in pursuing rezoning, density approvals, subdivision, or a phased build-out of the site.

Few properties in Greater Victoria combine this location, this income, and this development upside on a single parcel.

Floor Plans



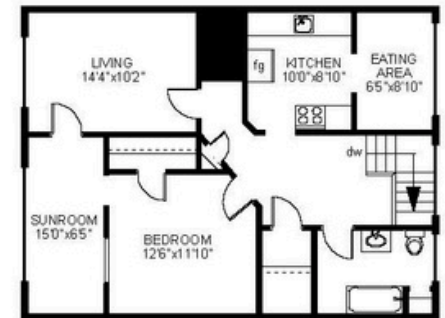
MAIN FLOOR
 3251 SQ.FT



LOWER FLOOR
 1,491 SQ.FT



UNIT #4
 758 SQ.FT



UNIT #3
 939 SQ.FT

UPPER FLOOR
 1697 SQ.FT

Current Suite Configuration

Suite	SQFT	Bedrooms	Bathrooms
Unit #1 - Garden Suite	1,491	2 + Den	1
Unit #2 - Main Floor	3,251	4 + Master	2
Unit #3 - Upper Front	939	1 + Den	1
Unit #4 - Upper Rear	758	1	1

Gallery - Main Floor



Gallery - Suite Mix





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