

1125  
Oscar Street

BELLWOOD PLACE

CBRE

For Sale

# 24-Suite Apartment Building

*Steps From Cook Street Village*

VICTORIA, BC





# 1125

## Oscar Street

BELLWOOD PLACE

### SALIENT DETAILS

PID:	000-518-603
Legal Description:	LOT A, PLAN VIP24686, VICTORIA LAND DISTRICT, FAIRFIELD FARM ESTATE
Lot Size:	18,762 SF
Year Built:	1971
Unit Count:	24 (Unit Distribution on Page 4)
Occupancy:	100%
Storeys:	4
Parking:	24 Paved Surface Parking Stalls
Roof:	Torch-On Membrane
Hydro:	Units Individually Metered
Heating:	Electric Baseboard (Paid by Tenant)
Hot Water:	120 Gallon Tank   Tankless Boiler
Electrical:	800 Amp Main
Elevator:	Thyssen Krupp Hydraulic
Property Taxes:	\$32,453 (2024)
Assessed Value:	\$6,763,000 (2025)
Current Zoning:	R3-AM-2 (Mid Rise)

PRICE: \$6,900,000

### THE OFFERING

CBRE Limited is pleased to present for sale 1125 Oscar Street in Victoria, BC. This exceptionally-well maintained apartment building, known as Bellwood Place, has been with the same owner for over 35 years, and features 24 residential suites on 18,762 SF of land. Situated steps from Cook Street Village, this ideally located multi-family property offers tenants an unmatched blend of village style amenities and proximity to iconic waterfront parklands, all while only minutes from Downtown Victoria. Owners will benefit from a neighbourhood with extremely high rental demand and under market rents (31% spread to market), which will provide income upside on tenant turnover.

### HIGHLIGHTS

- 24 suites with excellent suite mix
- Situated on 18,762 SF of land
- Extremely well maintained by 35+ year owner
- Upside in rents (31% spread to market)
- All suites individually metered
- Electric baseboard heat paid by tenants
- New tankless hot water boiler
- Torch-on roof in excellent condition
- 24 paved parking stalls at rear (8 covered)
- 14 units have fireplaces
- 24 storage lockers (one per unit)
- Coin-op laundry room (2 washers / 2 dryers)
- Steps from highly desirable Cook Street Village, Beacon Hill Park, Dallas Road Beach
- Direct proximity to numerous transit options



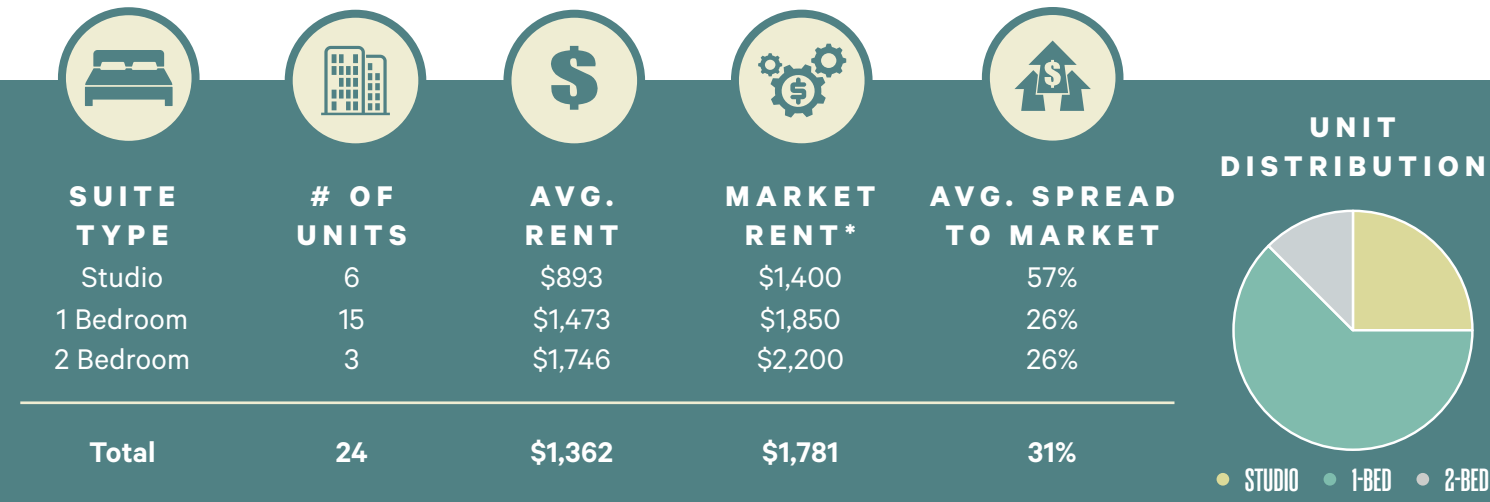
WEST SIDE OF BUILDING



BACK OF BUILDING / PARKING



SUITE MIX



\*market rent calculated based on most recent rental rate for similar unit in building or comparable units in area

SUITE PHOTOS



SUITE - LIVING ROOM



SUITE - BALCONY



SUITE - KITCHEN



SUITE - BATHROOM

BUILDING AMENITIES / COMMON AREAS



COMMON AREA - LOBBY



COMMON AREA - LAUNDRY



COMMON AREA - LOBBY



COMMON AREA - STORAGE

FAIRFIELD NEIGHBOURHOOD AMENITIES



BEACON HILL PARK



DALLAS ROAD



# COOK STREET VILLAGE VICTORIA, BC

Cook Street Village, located in the heart of Victoria, British Columbia, is one of the city's most desirable neighbourhoods. Residents enjoy a vibrant atmosphere, with local shops, cafes, and restaurants, including the beloved Cook Street Market, which features fresh produce and artisanal goods. Nature lovers benefit from nearby Beacon Hill Park, offering picturesque gardens and walking trails for outdoor activities and community events. With accessible public transportation, commuting to downtown Victoria is a breeze, allowing residents to enjoy the tranquility of village life while staying connected to the city.

## LOCAL AMENITIES

### FOOD & BEVERAGE

- 1. Starbucks
- 2. Moka House
- 3. Big Wheel Burger
- 4. Village Food Court
- 5. Morning People
- 6. Bubby Rose Bakery
- 7. The Beagle Pub
- 8. Poke Fresh
- 9. Pizzeria Primastrada
- 10. Empire Donuts
- 11. Benjos Tacos
- 12. Thunderbird Korean

### SHOPPING & SERVICE

- 13. Cook St Dental
- 14. CirkI Pilates
- 15. Books & Shenanigans
- 16. Heiser & Winski Law
- 17. Lifestyle Markets
- 18. Kays Korner Goods
- 19. Cook St Liquor
- 20. Lumber World
- 21. Cook St Medical
- 22. The Root Cellar
- 23. ASH Refillery
- 24. Cook St Spa

### INSTITUTIONAL

- 25. Beacon Hill Park
- 26. Dallas Road Beach
- 27. Mixed-Use Development
- 28. Lawn Bowling / Croquet
- 29. Canada Post
- 30. Mile Zero



## DEMOGRAPHICS - 1KM

Current Population	17,042
Projected Pop. Increase (5 YR)	5.2%
Households	9,639
Average Household Income	\$102,069
Average Age	46.1
Owned Dwellings	43%
Rented Dwellings	57%



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VICTORIA, BC

DOWNTOWN

HARRIS GREEN

ROCKLAND

COOK STREET

FAIRFIELD

PRICE: \$6,900,000

## EXCLUSIVE ADVISORS:

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