

FOR SALE

WELLINGTON MANOR

36-UNIT MULTIFAMILY INVESTMENT PROPERTY



JBW
COMMERCIAL

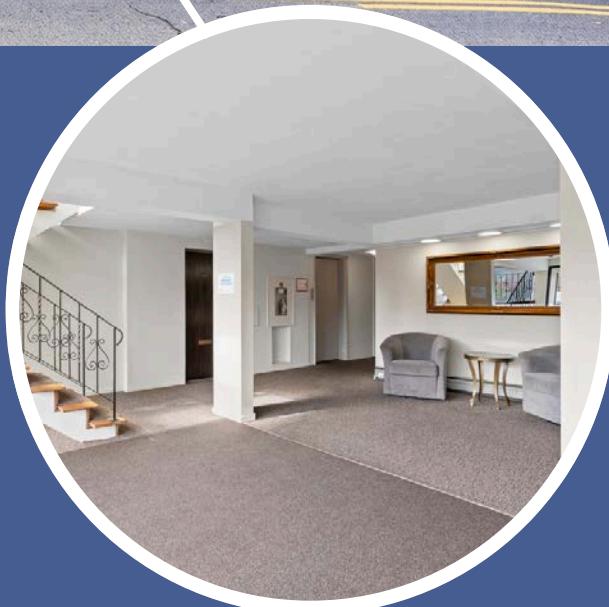
1670 FORT STREET, VICTORIA, BC



THE OPPORTUNITY

Wellington Manor is a four-storey, wood framed low rise apartment block consisting of 36 units. The property is located within the Jubilee neighborhood of Victoria, surrounded by endless amenities including the Royal Jubilee Hospital, medical offices, schools, and grocery anchored retail plazas. The exterior has been thoughtfully updated providing a vibrant, mid-century modern aesthetic, featuring accent panels and modernized address signage creating a standout presence on the street.

With stable in-place income and future potential to increase rents in line with market trends, this asset is ideally suited for investors seeking a strategic, income-producing property in Victoria's resilient multifamily market.



**1670 FORT STREET,
VICTORIA, BC**

WELLINGTON MANOR

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SALIENT FACTS

CIVIC ADDRESS: 1670 Fort Street, Victoria, BC

LEGAL ADDRESS: Lot 2, Section 75, Victoria District, Plan 18329

PID: 003-903-451

LOT SIZE: ±26,918 SQFT (per BC Assessment)

GROSS BUILDING AREA: ±30,797 SQFT (per BC Assessment)

ASSESSED VALUE: \$9,219,000 (2025)

PROPERTY TAXES: \$48,080 (2025)

ZONING: R3-2: Multiple Dwelling District

OCP: Urban Residential

PRICE: Contact Listing Agents

WELLINGTON MANOR



BUILDING FEATURES

YEAR BUILT

1965

ACCESS/EGRESS

Fort Street

CONSTRUCTION

Wood frame, concrete foundation

STOREYS

Four (4)

BUILDING SIZE

±30,797 SQFT

SUITE MIX

1-Bed: 23

2-Bed: 13

UNIT COUNT

36

AVG UNIT SIZE

1-Bed: 625-665 SQFT

2-Bed: 825 SQFT

ELECTRICAL

Breakers - 600 amp main service with 60 amps to each unit

BATHROOMS

4-piece bathroom in each unit

HEAT

Hot water baseboard heaters, gas boiler

LAUNDRY

Common. Two washing machines, two dryers

STORAGE LOCKERS

16 hallway lockers

5 storage room lockers

15 in-suites lockers

36 total lockers

RENOVATIONS/UPGRADES

18 renovated/upgraded units since 2019

PARKING

29 surface

5 covered

34 total stalls

Wellington Manor - Rental Unit Summary

Unit Type	Unit Count	AVG Size	2025 Avg Rent	2025 Avg Rent PSF	Avg Market Rent	Avg Market Rent PSF	Avg Spread to Market
1-Bed	23	665 SF	\$1,413.04	\$2.12	\$1,502.00	\$2.41	5.9%
2-Bed	13	825 SF	\$1,622.08	\$1.96	\$1,956.00	\$2.37	17.1%





LOCATION OVERVIEW

Positioned along Fort Street, one of Victoria's key east-west arterials, the property offers exceptional connectivity to both Downtown Victoria (5 minutes west) and the Oak Bay Village shopping district (3 minutes east). The immediate area is highly walkable, surrounded by an established mix of medical offices, educational institutions, boutique retail, cafés, and restaurants, supporting a strong tenant lifestyle base. The surrounding Fairfield, Oaklands, and Fernwood neighbourhoods are among Victoria's most desirable residential areas, offering access to employment, recreation, and community amenities. Fort Street serves as a primary transit and cycling route, ensuring convenient access throughout the city. Tenants benefit from nearby grocery stores, fitness studios, pharmacies, and daily conveniences, all within walking distance. Recreational amenities include Pemberton Park, Haultain Corners, and Cook Street Village, enhancing the area's livability and tenant retention potential.



OFFERING PROCESS

Interested and qualified parties will be required to execute a Confidentiality Agreement (CA) prior to receiving access to the virtual Data Room.

Property tour and Offering process will be provided after the initial marketing launch.

Connor Braid

Personal Real Estate Corporation
250-410-1991
connor@jbwcommercial.com

Harry Jones

Personal Real Estate Corporation
250-410-1991
harry@jbwcommercial.com

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