



1250 Fairfield Rd Victoria BC

\$1,599,000

3600 SF legal 5 LHK/SFD character-conversion in the heart of Cook St. Village and 5 Points Fairfield Neighborhood. This corner lot offers near term profitability with a development cost yield (DCY) of greater than 20% for green light financing at average selling price of ~\$900.00/SF or owner-occupier versatility through home restoration & long-term appreciation. Fairfield Plan outlays 5 Points Small Urban Village for 2.0 FSR and up to 4 Storeys with Fairfield Rd. frontage. Provincial Bill 47 supports urban density proposals for SFD-sized lots adjacent to public transit. There is a sheltered bus stop directly in front of this ~7000 SF Corner Lot, currently zoned R3-A1 Multiple Dwelling District with a legal current usage of 5 LHK (Light House Keeping) Transient Accommodation Character Conversion. Current dwelling has been occupied as a SFD for the past two decades & can be restored as such. Mere blocks from Beacon Hill Park, Sir James Douglas Elementary & Dallas Road Beach.

Listing Presented By:



Originally Listed by:
Royal LePage Coast Capital -
Chatterton

cameronstewart@royallepage.ca



RE/MAX Ocean Pacific Realty

2230A Cliffe Ave., Courtenay, BC,
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca