



157 Robertson St Victoria BC

\$2,350,000

Set on coveted Robertson Street, this rare waterfront gem offers spectacular views and exceptional re-development potential. Under the new Victoria OCP adopted Oct 2, 2025, the approx. 8,000 sq.ft. lot with 59 ft frontage supports a potential 1.6:1 FSR and up to 4 storeys (buyer responsibility to verify)--an incredible opportunity to create a modern waterfront statement development or custom home. Built in 1922, the existing residence enjoys sweeping ocean views and breathtaking sunrises over Gonzales Bay and Trial Island from every level--even the backyard. Lovingly maintained with numerous permitted updates, it remains comfortably livable yet invites your vision--whether restoring its historic charm or designing anew to fully embrace the panoramic setting. Just steps to sandy beaches, local shops, and minutes from downtown, this is a rare chance to craft the oceanfront residence you've always imagined. A special property, ready for its next chapter. Listing is primarily land value!

Listing Presented By:



Originally Listed by:
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