FOR SALE

CLOVER
RESIDENTIAL

PRESENTS

1913 Duchess St

$1,379,000

Listed by: Ole Schmidt & Michelle Matheson

Neighbourhood: Jubilee

Bedrooms: 6

Bathrooms: 5

Living Area: 3,465 Sq Ft

Year Built: 1910

Lot Size: 6,180 Sq Ft

Taxes: $7,156 (Tax Year: 2025)

MLS: 1032123

1913 Duchess St (Units 1-5)

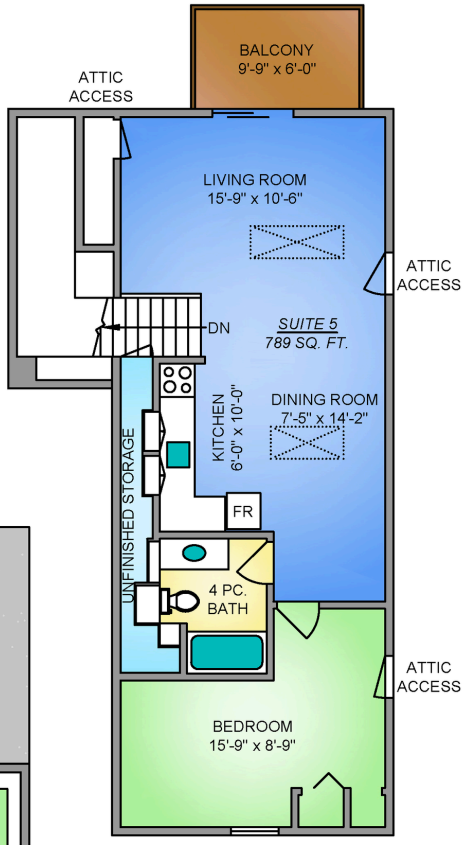
Victoria's lowest entry point for a 5-unit revenue property rewards the right buyer with verified financials, stable tenancies, and income records going back over a decade. Professionally managed since March 2015, this investment includes 4×1-bed suites and 1×2-bed suite, 3 parking stalls, bike storage, and coin laundry. Walkable access to groceries, transit, and services in Oak Bay/Jubilee is exactly what keeps the units filled, and gross annual revenue of $75,732 reflects stable, long-term tenancies. Hands-on investors have room to improve their cap rate: self-management eliminates management fees, and taking on the low-maintenance landscaping reduces operating costs further. This is the ideal entry point for the solo investor adding their first multi-unit to a growing portfolio, or a small group ready to put their capital to work together.

FLOOR PLANS

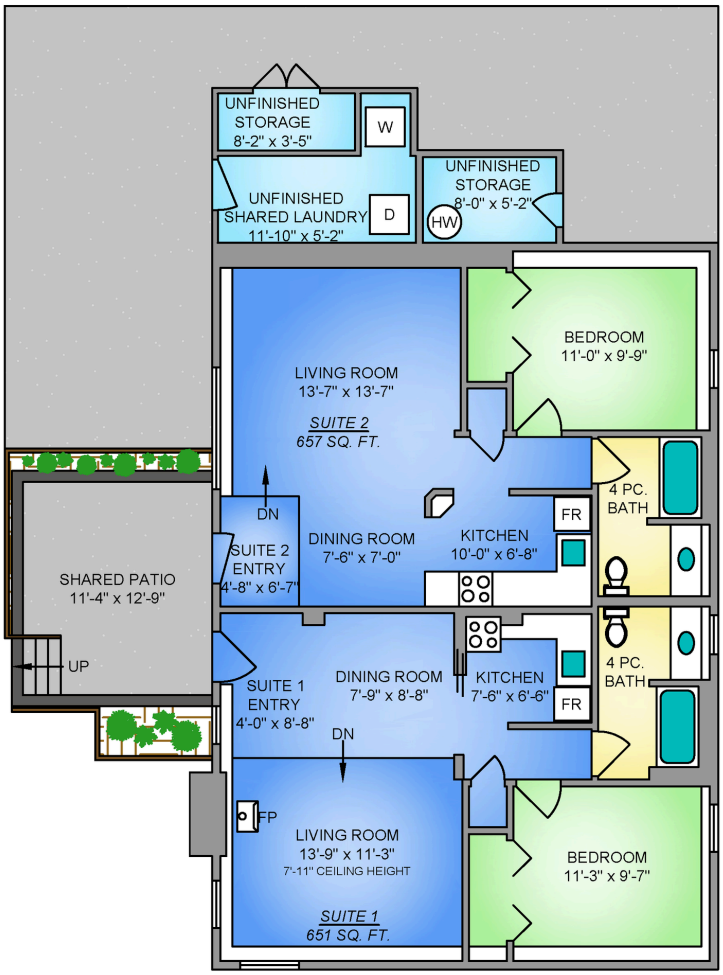
PROPERMEASURE™ PRECISION
250-884-9753
matt@propermeasure.com
www.propermeasure.com

CLOVER RESIDENTIAL

UPPER FLOOR
789 SQ. FT.
4'-4" to 8'-6" VAULTED CEILING



LOWER FLOOR
1308 SQ. FT.
7'-9" CEILING HEIGHT



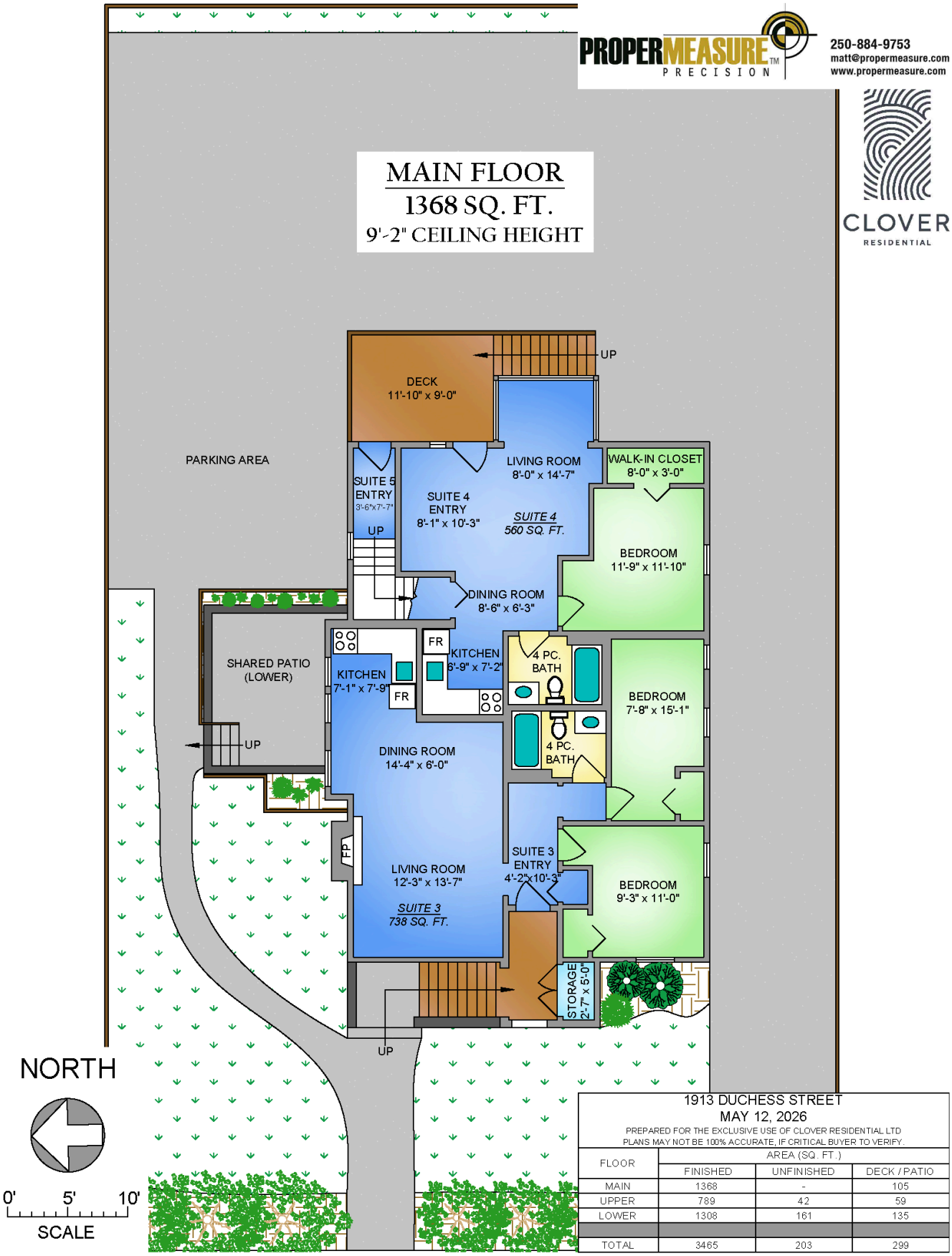
NORTH

0' 5' 10'
SCALE

1913 DUCHESS STREET
MAY 12, 2026
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)		
	FINISHED	UNFINISHED	DECK / PATIO
MAIN	1368	-	105
UPPER	789	42	59
LOWER	1308	161	135
TOTAL	3465	203	299

FLOOR PLANS



1913 DUCHESS STREET
MAY 12, 2026
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)		
	FINISHED	UNFINISHED	DECK / PATIO
MAIN	1368	-	105
UPPER	789	42	59
LOWER	1308	161	135
TOTAL	3465	203	299

GET TO KNOW US

Ole Schmidt
MANAGING BROKER, CO-OWNER

William Johnson
REALTOR®, SALES TEAM

Hannah Hayworth
REALTOR®, SALES TEAM

Michelle Matheson
REALTOR®, SALES TEAM

EMAIL
Sales@CloverResidential.com

CALL
250-383-7100

CLOVER

RESIDENTIAL