

FOR SALE



CLOVER
RESIDENTIAL



PRESENTS

1913 Duchess St

THE NEIGHBOURHOOD



DISCOVER

Jubilee

The Jubilee neighbourhood is a quiet, walkable community in the heart of Victoria - ideally positioned between Downtown and Oak Bay Village, with Save-On-Foods, transit, cafes, and everyday amenities all within easy reach. Known for its character homes, green spaces, and strong community feel, Jubilee attracts a stable mix of hospital professionals, families, and long-term residents who value central living without the bustle of the city core.



\$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 4x1-bed suites and 1x2-bed suite, 5 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

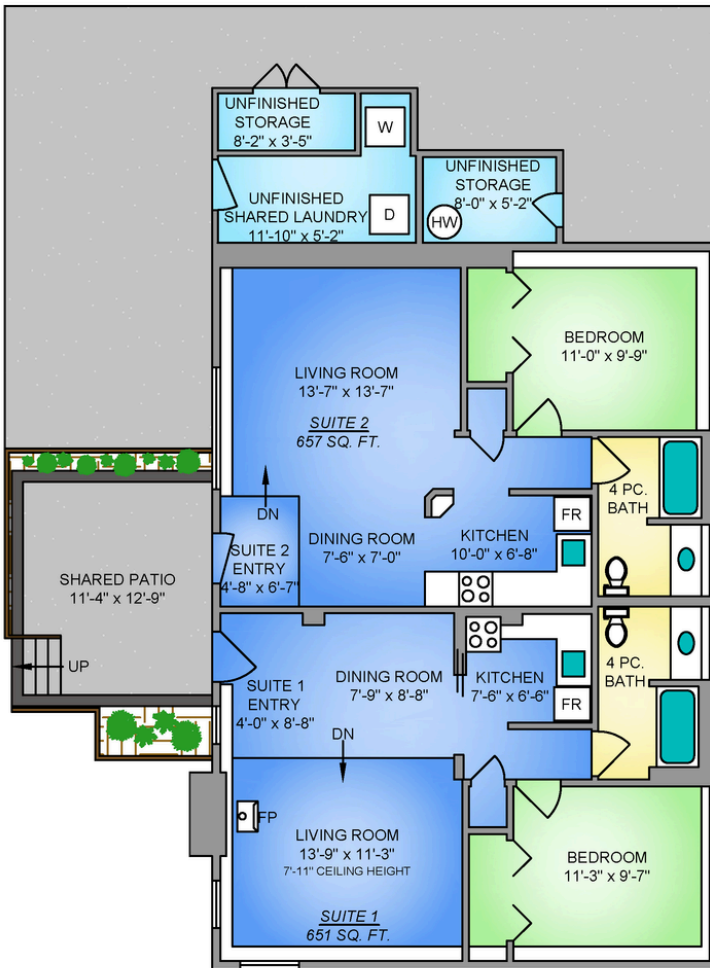


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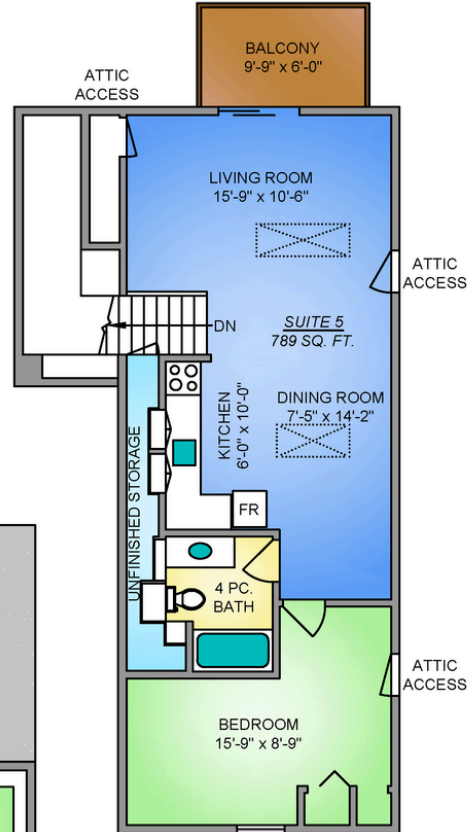


CLOVER
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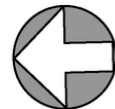
LOWER FLOOR 1308 SQ. FT. 7'-9" CEILING HEIGHT



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



NORTH



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

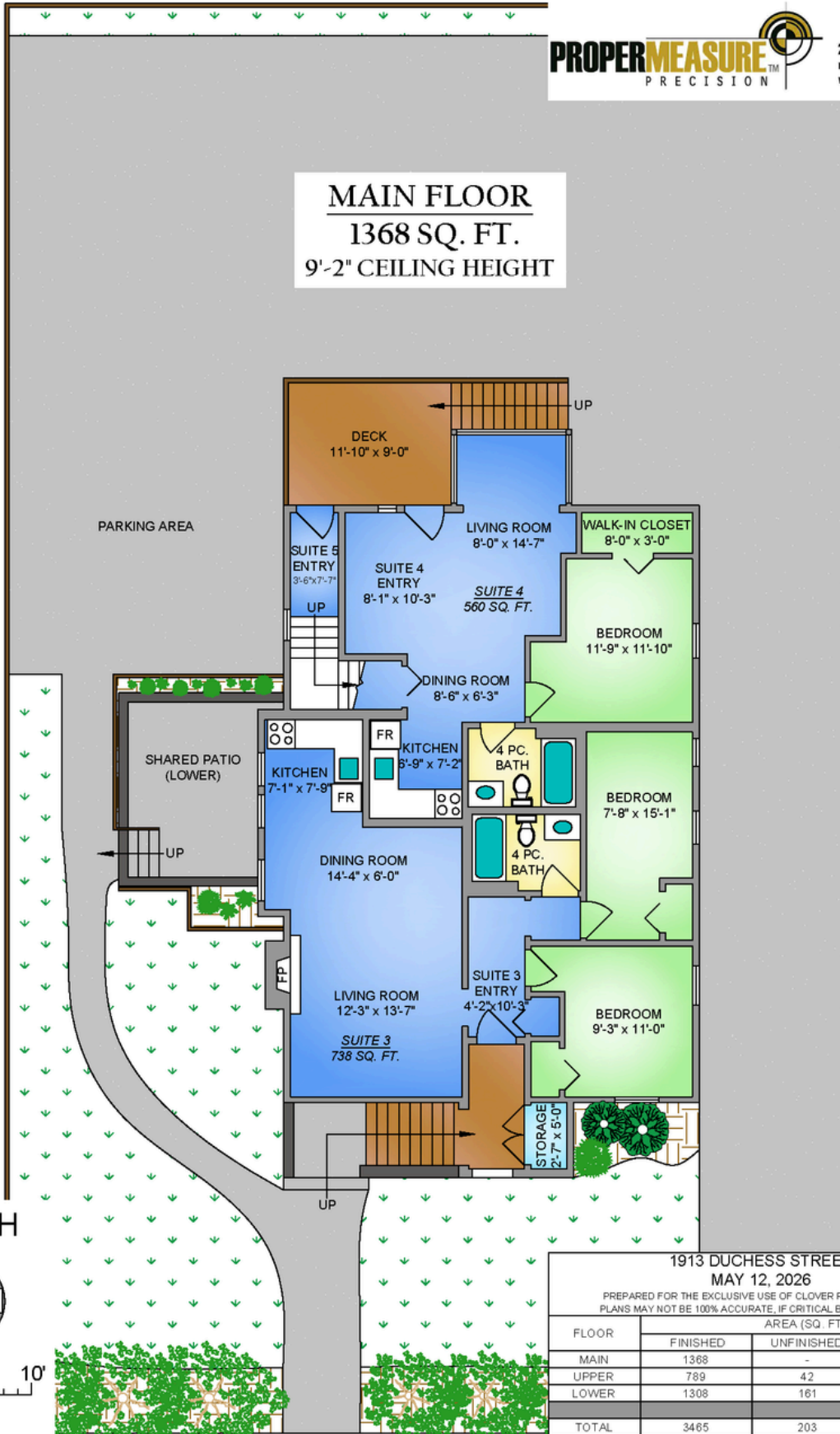


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MAIN FLOOR
1368 SQ. FT.
9'-2" CEILING HEIGHT



NORTH



0' 5' 10'
 SCALE

1913 DUCHESS STREET

MAY 12, 2026

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FLOOR	AREA (SQ. FT.)		
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MAIN	1368	-	105
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TOTAL	3465	203	299



GET TO KNOW US



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CO-OWNER

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