



213 Mary St Victoria BC

\$1,149,000

Situated next door to Spinnakers Pub, on the Songhees walkway, this strata duplex has served as a guest house for the Pub for many years. Both the Upper and lower units are being offered, presenting an exciting opportunity due to the benefits of the RJ-4 Mary Transient Home Zoning. The upper unit offers a spacious one-bedroom self contained suite with ocean views, vaulted ceilings and skylights, filling the unit with light. A second bed sitting room with bath and coffee bar may be used as a rental, subject to city by-laws. This could be an ideal mortgage helper! The upper deck offers 436 sq. ft. of extra outdoor living space. There is driveway parking for each unit. The roof was replaced in 2017, & each unit has 2 hot water tanks. Strata Council has not been formed as both units are presently owned by one party. This property presents endless options, combined with an ideal location and full amenities nearby. A short 15-minute stroll takes you to the Empress & the Inner Harbour!

Listing Presented By:



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