



## 215 Mary St Victoria BC

\$1,149,000

Situated next door to Spinnakers Pub, on the Songhees walkway, this strata duplex has served for many years as a guest house for the Pub. 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 lower unit offers a spacious one-bedroom self contained suite with patio and water views of the Outer Harbour. The 2nd separate entry separate bed sitting room with bath, may be used for short term rental, subject to city bylaws. This could be an ideal mortgage helper! Purchaser to verify potential uses for themselves. The driveway provides one parking spot for each unit The roof was replaced in 2017, and each unit has 2 hot water tanks. No strata council has been formed as both units are owned by one party. There is endless potential for this property, combined with an ideal location and full amenities nearby. A short 15-minute stroll leads to the Empress & the Downtown core!

Listing Presented By:



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