



2680 Richmond Rd Victoria BC

\$5,300,000

2680 Richmond street is a two storey medical office building of 12,260 SF being utilized primarily by the Vancouver Coastal Health Authority as an arthritis clinic. The building has been specifically adapted for the existing use and includes several unique features in comparison to more typical commercial service/office structures, including an interior pool and shower facilities. The building has been well maintained and significant renovations were completed in 2014 and 2023. The building benefits from having one hydrolic elevator, serviced by 800-amp power, and heating, cooling and ventilation is provided by an electrically powered heat pump unit, four (4) electrically powered air conditioner units and electric baseboard heaters. A unique investment opportunity with a strong covenant tenancy with the Vancouver Coastal Health Authority, occupying the building for more than 40 years, while also a potential owner-occupier opportunity with the landlord's option to terminate the lease.

Listing Presented By:



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