



## 3185 Quadra St Victoria BC

\$2,490,000

EXCEPTIONAL INVESTMENT OPPORTUNITY - Presenting a fully leased mixed-use property in a prime location near Downtown Victoria, recently enhanced with modern upgrades. Situated in a commercial hub at Quadra and Tolmie. Features include a 2,590 sq ft ground-floor space currently leased to Arctic Spas, which operates an expansive showroom. The second floor offers one 1-bedroom and two 2-bedroom apartments, while the third floor boasts a spacious 2-bedroom + den penthouse with a rooftop patio and city views. Upgrades were completed in 2019, including the commercial space and penthouse, with further improvements to units in recent years. The property provides ample on-site parking. Detailed financials are available for qualified buyers upon signing a confidentiality agreement. Please respect tenant privacy--do not disturb. An updated appraisal is available. This is a rare chance to acquire a fully tenanted, high-exposure building with strong investment potential. Contact listing agent today!

Listing Presented By:



Originally Listed by:  
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