



845 Princess Ave Victoria BC

\$1,789,999

You are invited to this rare opportunity to acquire the jewel at Central Park and Crystal Pool Recreation Centre. A 13 suite revenue & character apartment building, mere blocks to Downtown and on all bus routes. Corrected Current Gross Effective Income greater than \$157,000+. Offered at 6.3% Cap Rate; improved further upon gentle stabilization. Professionally managed and meticulously cared for 5 1BR self contained suites and 7 studio and 1BR suites with shared amenities. Potential bonus density afforded by Schedule G bylaw. Coveted Legal, Non-Conforming Bonused FSR (Floor Space Ratio) allows up to 14 units. Cherished in a family portfolio for over 30yrs, this opportunity is now exclusively available to serious investors, alone. Request access to dropbox financials with a signed confidentiality agreement. All measurements to be verified. This one will earn well in any portfolio! Arrange viewings with 72hrs notice for tenants, please.

Listing Presented By:



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Royal LePage Coast Capital -
Chatterton

cameronstewart@royalpage.ca



RE/MAX Ocean Pacific Realty

2230A Cliffe Ave., Courtenay, BC,
V9N 2L4

Phone: 250-702-5950

Fax:
corony@shaw.ca