

# FOR SALE

## 25 SUITE MIXED USE INVESTMENT OPPORTUNITY

### VICTORIA, BC

**OVERVIEW** CBRE Limited is pleased to present this opportunity to purchase a recently renovated mixed use building, in close proximity to Downtown Victoria. The Curious Gorge is a two storey, 25 suite, walk-up residential building with an office and retail store fronting Gorge Road. The subject property is centrally located on Gorge Road East with the Mayfair Shopping Centre, transit, major artery routes, and a variety of commercial facilities nearby.

- HIGHLIGHTS**
- ✓ Completely renovated in 2015
  - ✓ Improved suites and exterior
  - ✓ 100% occupied
  - ✓ \$136,000 per door
  - ✓ Energy efficient initiatives
  - ✓ Secured parking
  - ✓ Fire system upgrade
  - ✓ Proximity to Downtown Victoria, transit routes & shopping

## 626 GORGE ROAD EAST

### VICTORIA, BRITISH COLUMBIA



#### CONTACT US

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## 626 GORGE ROAD

### VICTORIA, BC

#### PROPERTY DESCRIPTION

CIVIC ADDRESS:	626 GORGE ROAD EAST VICTORIA, BC V8T 2W6
LAND SIZE	13,980 sq. ft.
YEAR BUILT	1968
ROOF	Torch on membrane
BOILER	Raypak gas fired boiler (for domestic use only)
HEATING	Electric baseboard
HOT WATER	Gas fired boiler
ELECTRIC SERVICE	600 AMP main
ELECTRICITY	Paid by landlord - hard wired heat and smoke detectors
PARKING	15 on site stalls
LAUNDRY	One washer/One dryer owned
ZONING	R-70 transient accomodation and multiple dwelling
FINANCING	Treat as clear title
CAP RATE	4.6%
PRICE PER DOOR	\$136,000 (not including office + retail units)
PRICE	\$3,400,000





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#### SUITE BREAKDOWN

TYPE	NUMBER	AVERAGE RENT
BACHELORS	23	\$723
ONE BEDROOM	1	\$850
TWO BEDROOM	1	\$1,275
RETAIL STORE	1	\$1,200
OFFICE	1	\$500





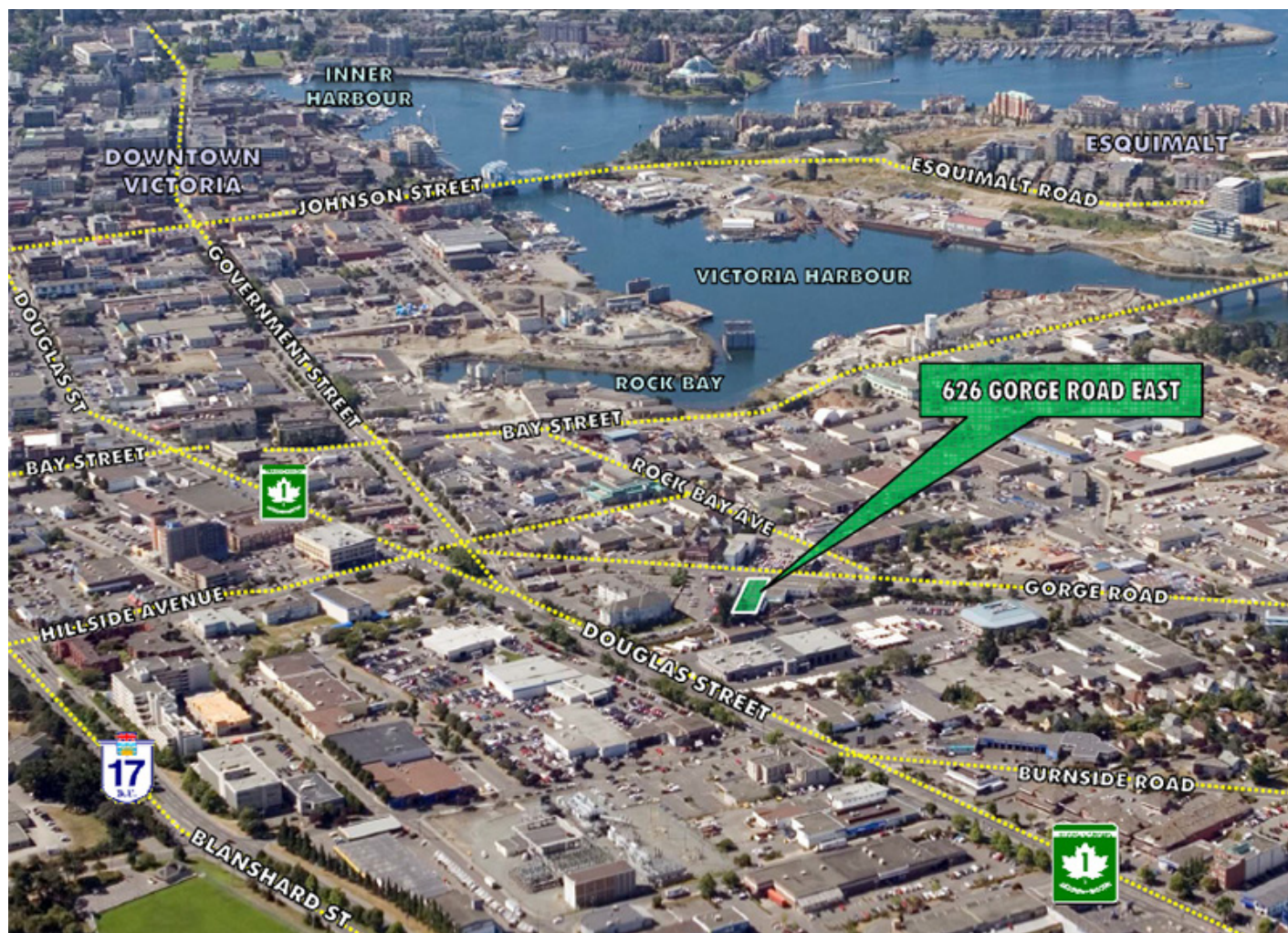
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#### LOCATION

The property at 626 Gorge Road East is situated one block from the Hillside/Douglas intersection and approximately 1 km from Downtown Victoria. The building is located steps from Douglas Street and within short walking distance from a wide variety of amenities including Mayfair Mall, Tim Hortons, BC Liquor Store, and various restaurants and coffee shops. There are approximately 15 different transit routes that bypass the Hillside/Douglas intersection, which allows tenants to utilize public transit to connect to Downtown Victoria, Mayfair Mall, Hillside Town Centre, and the rest of Greater Victoria with ease.



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**ASKING PRICE**  
**\$3,400,000**

**CBRE**

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