

FOR SALE



9 Suite Character Building

101 Ontario Street | Victoria, BC

- ▶ 7 One bedroom & 2 bachelor suites
- ▶ 100% occupied
- ▶ Tenants pay for hydro, heat, and hot water
- ▶ On-site parking for 8 vehicles
- ▶ Bike Storage
- ▶ Double pane windows
- ▶ Storage locker for each unit
- ▶ Wired heating and smoke detectors in common areas
- ▶ Building is not heritage
- ▶ Located in historic James Bay

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INVESTMENT PROPERTIES GROUP
VICTORIA



The **Opportunity**

The Victoria Investment Properties Group is pleased to present the rare opportunity to acquire a 9 unit character building nestled in James Bay. Built in 1908, this charming care free building spans over 3 stories and has received various updating throughout the years. Most recently, the exterior decks and rear staircase were redone along with the asphalt shingle roof. This efficient building is easy to manage as the windows are all double-pane and the tenants pay for their own hydro, heat and hot water. With an irreplaceable location, this building is a fantastic investment with zero vacancy.



Laundry Room



9 Meters & 1 House



9 Lockers



10 Hot Water Tanks

The Details

Civic Address

101 Ontario Street, Victoria, BC

PID

009-394-974

Legal Description

Lot 1451 Land District 57

Land Size

7,200 Sq. Ft.

Year Built

1908

Renovations

2017 - Stairs & Decks Redone

Roof

Asphalt Shingle (2011)

Heating

Electric Baseboard

Electric Service

300 amp

Storage

1 locker per unit

Laundry

In Building - \$1.25 per load

Parking

8 Parking Stalls

Zoning

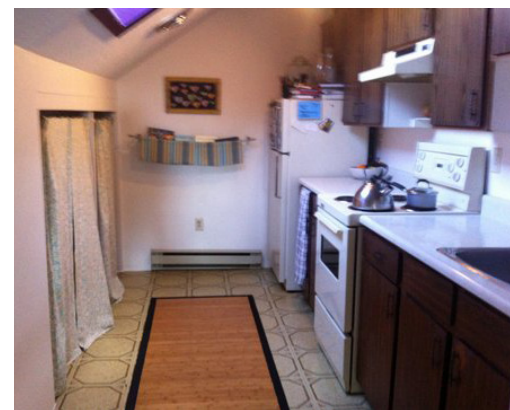
R-2 - Two Family Dwelling District



The Suite Mix

Bachelor	2
1 Bedroom	7
Total	9 Suites

*One suite is not licensed



Price: \$2,590,000
Cap Rate: 3.2%



101 Ontario Street is located in James Bay, one of the most sought after neighbourhoods in Victoria. This highly desired location is a walker's paradise, minutes to harbourfronts, beaches, parks, restaurants, and grocery. With beautiful heritage homes on each block and horse drawn carriages, James Bay is a fitting home for tourist attractions like the Ogden Point cruise ship terminal, the Parliament Buildings, Royal BC Museum, and Fisherman's Wharf. An abundance of daily amenities are a short commute, featuring Thrifty Foods, Red Barn Market, Starbucks, Bank of Montreal, BC Liquor and more.

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