

FOR SALE

8 Suite Character Building

Winner at the 2019
Commercial Building Awards



Winner of the Victoria Real Estate Board's
Multi-Family Renovation Excellence Award

Verdier House

1181 Stellys Cross Road

Brentwood Bay, BC



CBRE

The Opportunity

A rare opportunity to acquire the Francis Verdier Residence, a historic monument recently transformed into a modern 8 suite character revenue building. Francis Verdier's parents migrated to Victoria in 1858, settling on 60-hectares of land of which their son, Francis Verdier eventually purchased and subdivided into over 100 parcels of land. Verdier House was then constructed in 1910 by Francis Verdier, creating a tribute to his successful real estate ventures and pivotal role in the forestry industry on Vancouver Island contributing to the creation of the Malahat Drive on the Trans Canada Highway. A high level of sophistication encompasses the building, capturing the Edwardian-era with stunning stained-glass windows, slightly asymmetrical massing, decorative wood detailing, and a variety of textured claddings. This exceptional character investment property is located in the very desirable community of Brentwood Bay, minutes from beaches, hiking, restaurants, pubs, grocery and more.



The Details

| | |
|-------------------------|---|
| Civic Address | 1181 Stelly Cross Road, Brentwood Bay, BC |
| PID | 030-322-294 |
| Legal Address | Lot C Plan EPP73208 Section 10 Range 1W Land District 65 |
| Land Size | 9,142 Sq. Ft. |
| Building Size | 6,791 Sq. Ft. |
| Year Built | 1910 |
| Year Renovated | 2018/2019 |
| Flooring | Vinyl Plank |
| Roof | Fiberglass shingles |
| Heating | Electric Baseboard |
| Electric Service | 400 amp |
| Storage | In-suite |
| Laundry | In-suite |
| Parking | 1 per suite on site and street parking |
| Zoning | RM-3 - Residential Attached |
| Stabilized NOI | \$107,444 |
| Cap Rate | 4.13% |

The Suite Mix

| | |
|-----------------|-----------------|
| 1 Bedroom | 5 |
| 1 Bedroom + Den | 1 |
| 2 Bedroom + Den | 1 |
| 3 Bedroom | 1 |
| Total | 8 Suites |

Price: \$2,600,000





The **Highlights**

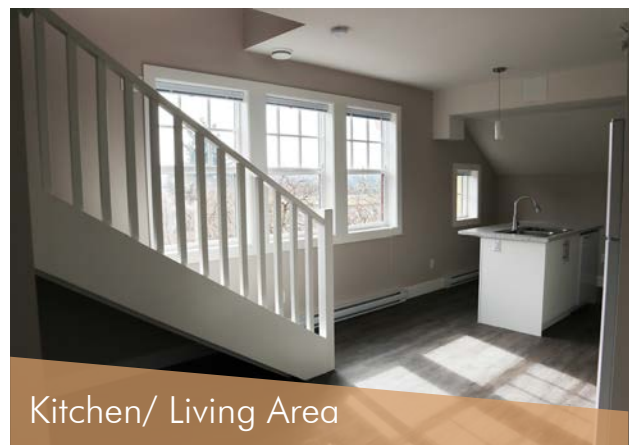
- ▶ 100% occupied
- ▶ Located in amenity rich Brentwood Bay Village
- ▶ Excellent street appeal
- ▶ Renovated in 2018/ 2019
- ▶ Bright open layouts
- ▶ In-suite laundry
- ▶ On-site parking



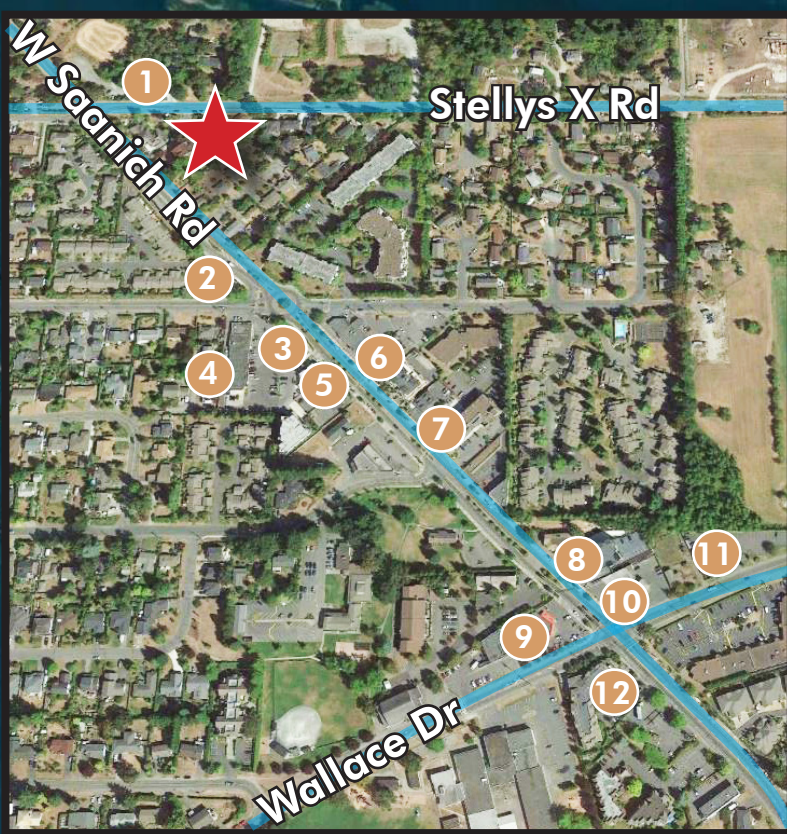
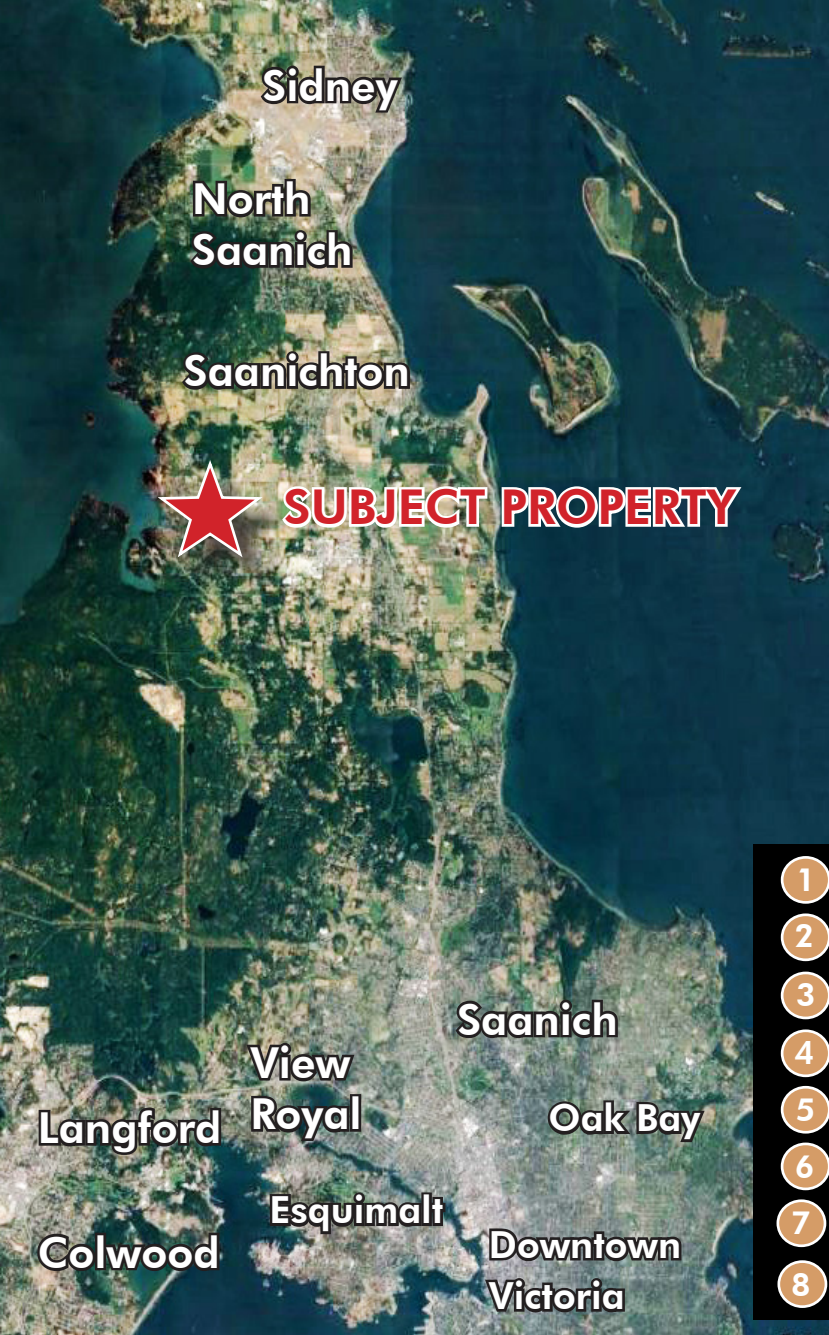
Laundry Room



Kitchen



Kitchen/ Living Area



- | | |
|--------------------------|--|
| 1 Cafe Zanzibar | 9 Fairway Market |
| 2 Bayside Medical Centre | 10 Colosso Pizzeria & Grill |
| 3 RBC | 11 Bleue Coyote Bar & Grill |
| 4 Canadian Dollar Store | 12 JJ's Coffee House |
| 5 Metro Liquor |  13 Minutes to the Victoria International Airport |
| 6 The Salvation Army |  17 Minutes to the Swartz Bay Ferry Terminal |
| 7 Rexall |  34 Minutes to Downtown Victoria |
| 8 Pharmasave | |

The Location

Verdier House is located in the heart of Brentwood Bay Village with an abundance of amenities at its doorstep. Furthermore the subject is minutes from the world famous Butchart Gardens, Brentwood Bay Resort and Spa, and waterfront restaurants. This friendly neighbourhood is an outdoor enthusiasts dream, with hiking, kayaking, and canoeing minutes away. The property is approximately 13 minutes to the Victoria International Airport, 17 minutes to the Swartz Bay Ferry Terminal, and 34 minutes to Downtown Victoria.

CONTACT US

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