

FOR SALE

8 Suite Character Building



Verdier House

1181 Stellys Cross Road

Brentwood Bay, BC



INVESTMENT PROPERTIES GROUP
VICTORIA

CBRE

Verdier House

1181 Stellys Cross Road
Brentwood Bay, BC

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	\$108,008
Cap Rate	3.93%

The Suite Mix

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

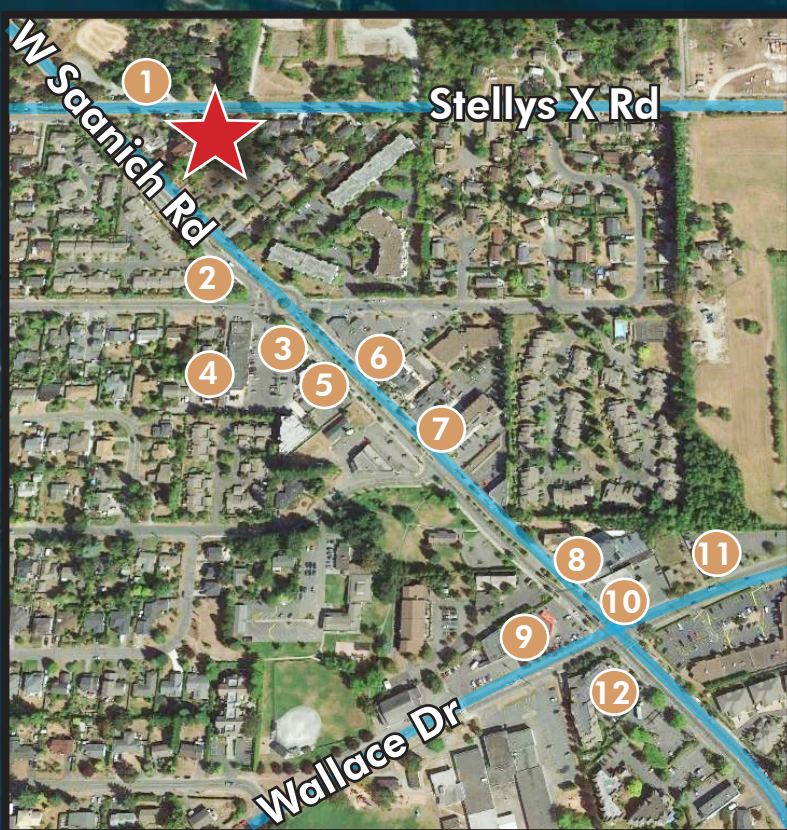
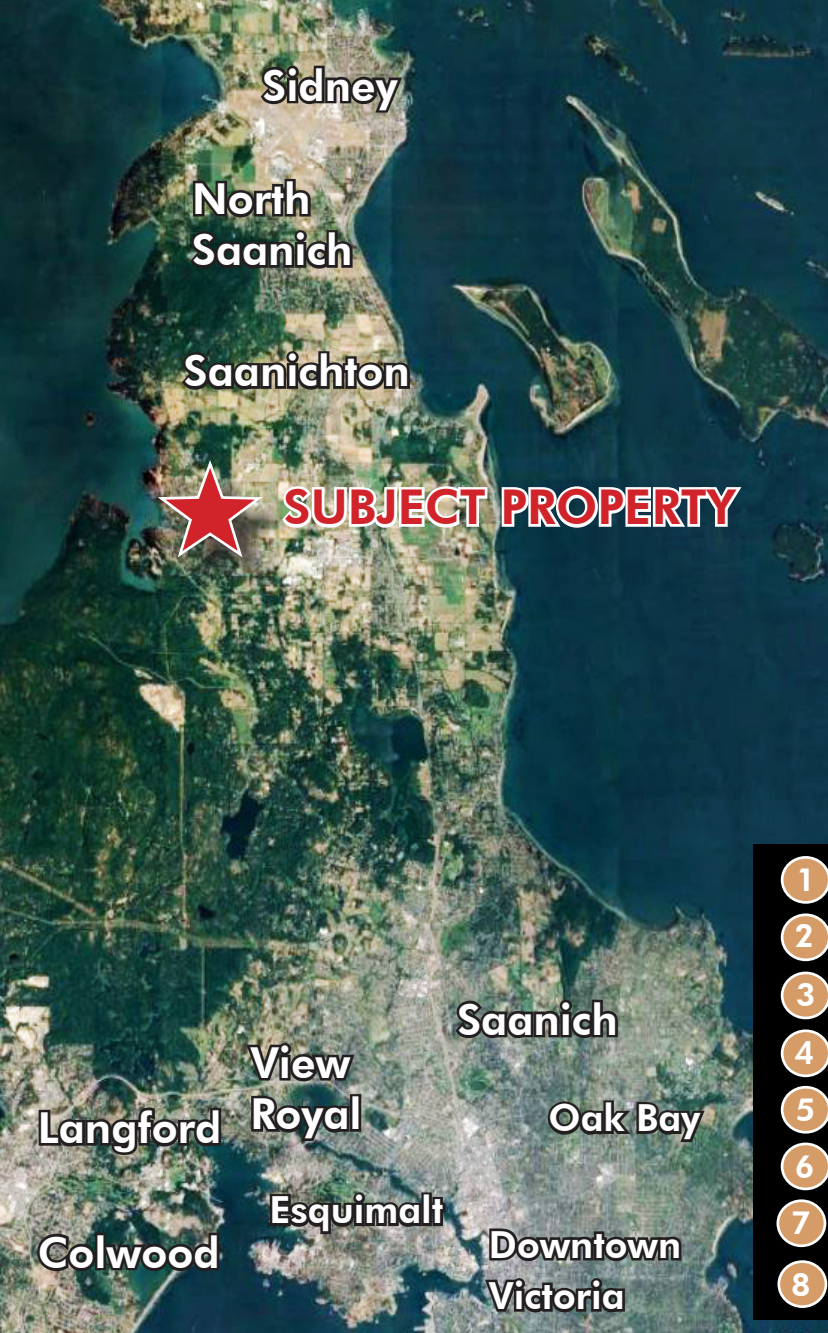
Price: \$2,750,000



The Highlights

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





- | | |
|--------------------------|--|
| 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

Ross Marshall
 Personal Real Estate Corporation
 Senior Vice President
 Brokerage Services
 250 386 0004
ross.marshall@cbre.com

Chris Rust
 Personal Real Estate Corporation
 Senior Vice President
 Brokerage Services
 250 386 0005
chris.rust@cbre.com

www.cbrevictoria.com | CBRE Limited | 1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMIT Spatial, Environics Analytics, Microsoft Bing, Google Earth.

CBRE

**INVESTMENT PROPERTIES GROUP
 VICTORIA**