

# FOR SALE

## Approved Development Opportunity in Fairfield



### 1417 May Street | Victoria, BC

- ▶ 4 suite condo/ apartment building
- ▶ Development Permit approved
- ▶ All suites are 2 bed/ 2 bath with balconies/ patios
- ▶ Exempt from the City's new inclusionary policy
- ▶ 4 on-site covered parking stalls
- ▶ Secured bike storage
- ▶ "Green" and eco-friendly design
- ▶ Close proximity to Fairfield Village and Cook Street Village

# The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase a four suite condo/ apartment project with development permit approval. This development has been exempt from the City's new inclusionary policy and thus has no restrictions on sale prices or rental rates. This eco-friendly project is comprised of four large 2 bed/ 2 bath suites with balconies/ patios, on-site covered parking and secured bike storage.

## About the Project

<b>Civic Address</b>	1417 May Street, Victoria, BC
<b>PID</b>	009-137-581
<b>Legal Address</b>	Lot 4 Block D Plan VIP340 Land District 57 Fairfield Farm Estate
<b>Land Size</b>	9,900 Sq. Ft.
<b>Building Size</b>	4,648 Sq. Ft.
<b>PRICE</b>	<b>\$1,250,000</b>

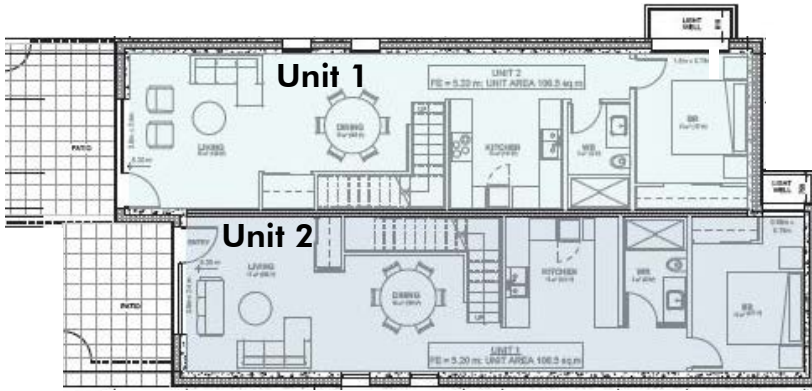
## Suite Sizes

UNIT #	Sq. Ft.
1	1,146
2	1,146
3	1,178
4	1,178
<b>Total</b>	<b>4,648</b>

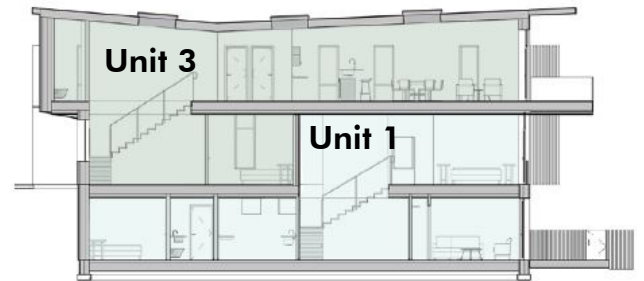
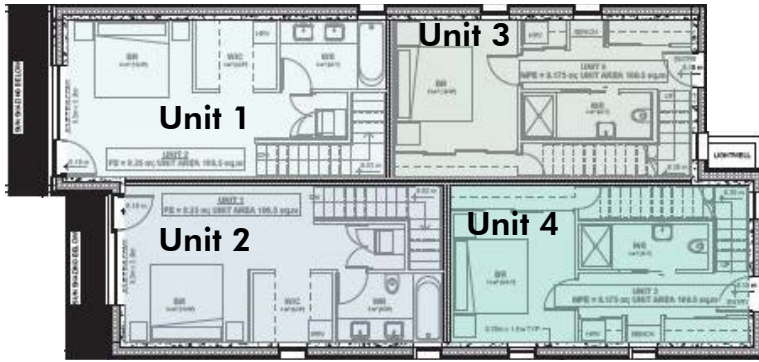


# Floor Plans

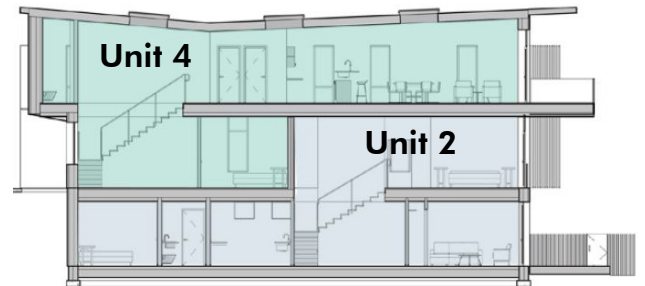
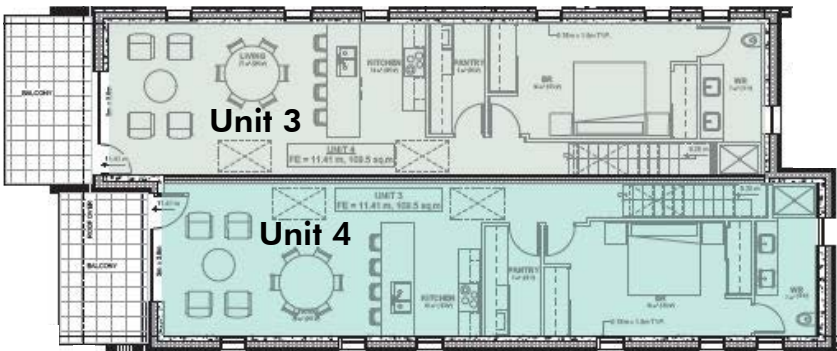
## Garden Level



## Street Level



## Upper Level





## About the Neighbourhood

The property is located in the highly desirable neighbourhood of Fairfield within the City of Victoria. This friendly community is a tenant's dream, steps away from the amenity rich Fairfield Village and Cook Street Village. The area includes a wide range of restaurants, grocery, unique shops, transit and arts and recreational programs. The neighbourhood is ideal for outdoor enthusiasts with expansive beaches lining the waterway offering accessible walking paths, kayaking, paddle boarding, and more.

### CONTACT US

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