

Occupancy Set for  
April 1, 2020

FOR SALE

The *Trelawny*



## NEW LUXURY OAK BAY APARTMENT BUILDING

1266 NEWPORT AVENUE | VICTORIA, BC

- ▶ 12 suite apartment building
- ▶ Hydro paid by each tenant
- ▶ Heat and hot water is paid by each tenant
- ▶ New framing
- ▶ New exterior and windows
- ▶ New roof
- ▶ New elevator
- ▶ New electrical
- ▶ New plumbing
- ▶ In suite laundry
- ▶ Condo quality finishes
- ▶ All corner suites



# The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase a luxury apartment building with stunning ocean views along the prestigious Newport Avenue. Originally built in 1955, this completely reconstructed building incorporates modern finishes throughout with bright open layouts, stainless steel appliances, quartz counter tops, vinyl plank flooring, high efficiency washer/ dryer, and chrome fixtures. Comprised of 12 suites, 11 two bedrooms and 1 one bedroom, each with private balconies to exceed the demands of today's tenants.

## About the Building

<b>Civic Address</b>	1266 Newport Avenue, Victoria, BC
<b>PID</b>	009-141-073
<b>Legal Address</b>	Parcel A Lot A Plan VIP368A Section 23 Land District 57 (DD6363W)
<b>Land Size</b>	9,090 Sq. Ft.
<b>Estimated Completion</b>	March 2020
<b>Basic Construction</b>	Wood-frame
<b>Flooring</b>	New throughout
<b>Roof</b>	New Torch-on
<b>Heating</b>	Electric Baseboard
<b>Hot Water</b>	Individual hot water tanks
<b>Electric Service</b>	400 amp
<b>Laundry</b>	In-suite, High efficiency
<b>Cap Rate</b>	4.4%
<b>PRICE</b>	\$7,995,000
<b>COMPLETION</b>	April 2020

## Suite Mix

TYPE	# OF SUITES
2 Bed/ 2 Bath	11
1 Bed + Den	1
<b>TOTAL</b>	<b>12</b>



## The Trelawny



## Building Finishes

- ▶ Bright open living areas
- ▶ Stainless steel Whirlpool kitchen appliances
- ▶ Quartz counter tops
- ▶ Laminate kitchen cabinets
- ▶ Vinyl-plank flooring
- ▶ High efficiency Whirlpool washer/dryers
- ▶ High efficiency lighting
- ▶ Chrome finish kitchen and bathroom fixtures

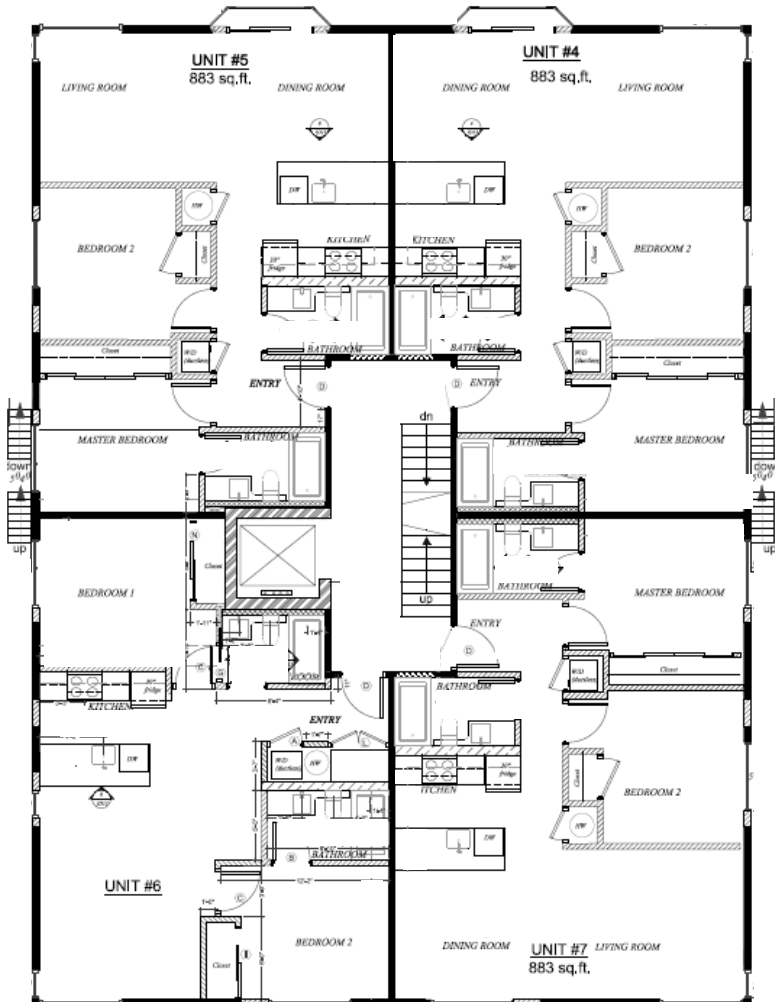


The *Trelawny*



## Floor Plans

2nd Floor



## About the Developer



Abstract Developments is an award winning development company comprised of experienced construction, design and project management professionals, along with some of the city's most seasoned staff. With over 25 successful residential and mixed-use developments under construction/ complete, Abstract has focused on shaping Victoria's landscape and creating spaces that will serve people in Victoria for today, tomorrow and generations to come.







Willows Beach

Oak Bay High School

Oak Bay Recreation Centre

Oak Bay Marina

LIVE WELL WITH PHARMASAVE

Starbucks



Oak Bay Avenue

Newport Avenue

Beach Drive

Oak Bay Village



Windsor Park

## About the Neighbourhood

The property is located in the heart of Oak Bay overlooking the stunning Oak Bay Marina. This friendly community is a tenant's dream, with Oak Bay Village minutes away the area includes a wide range of restaurants, grocery, unique shops, transit (in front of building) and arts and recreational programs. The neighbourhood is highly desirable for outdoor enthusiasts with expansive beaches lining the waterway offering accessible walking paths, kayaking, paddle boarding, and more.



Price  
\$7,995,000

### CONTACT US

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VICTORIA



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