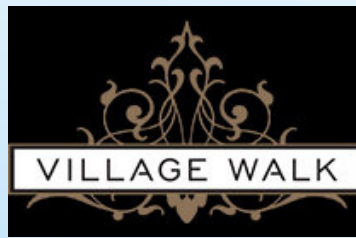


FOR SALE



RETAIL INVESTMENT OR OWNER OCCUPIER OPPORTUNITY

- ▶ Portfolio of 5 commercial strata units
- ▶ Opportunity to owner occupy a 1,371 Sq. Ft. unit or renew the existing tenant
- ▶ Prominent corner location on Oak Bay Avenue
- ▶ Recently constructed in 2014
- ▶ All units have interior improvements
- ▶ All units have HVAC
- ▶ Includes on site surface parking

The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase 5 fully leased strata retail units in a luxury condominium building. Built in 2014, this attractive and modern building located in the prestigious community of Oak Bay offers a unique mix of retailers providing a wide variety of services to the surrounding neighbourhood. The property offers investors a carefree investment with reputable tenants or the opportunity to occupy a 1,371 sf unit along Oak Bay Avenue.

The Details

Civic Addresses

1965 Oak Bay Avenue; 1967 Oak Bay Avenue;
1971 Oak Bay Avenue; 1072 Foul Bay Road;
1070 Foul Bay Road

PID

029-399-491; 029-399-505; 029-399-513;
029-399-521; 029-399-530

Legal Address

Strata Lot 1, 2, 3, 4, 5 Plan EPS2135 Section 74
Land District 57

Basic Construction

Concrete

Year Built

2014

Parking

10 Surface lots

Heating

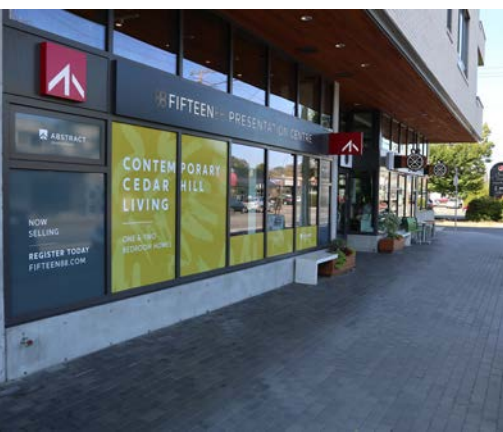
HVAC - Air Conditioned

Cap Rate

5.29% Average over 6 years

PRICE

\$4,600,000



Tenant	Sq. Ft.	Term
Dominos Pizza	1,579 Sq. Ft.	April 1, 2017 - March 31, 2027
Hush Lash Studio	495 Sq. Ft.	January 1, 2017 - December 31, 2027
Good Earth Coffehouse and Bakery	1,870 Sq. Ft.	October 1, 2014 - September 30, 2024
Abstract Developments	1,371 Sq. Ft.	October 1, 2014 - September 30, 2019
Jusu Bar	1,408 Sq. Ft.	October 1, 2019 - September 30, 2024*
Total	6,723 Sq. Ft.	*Under Negotiation



Operating since 1960, Domino's is the world leader in pizza delivery services with company-owned and franchise-owned stores.



With locations in Canada and the United States, Hush Lash Studio provides eyelash extension services.



With a mission to provide exceptional coffee and wholesome food, Good Earth Coffeehouse and Bakery successfully operates in over 16 locations across Canada.



Abstract Developments currently advertises their most recent development Fifteen 88 in the space.



Since 2014 Jusu Bar has been helping people take health and wellness into their own hands by providing healthy food options in over 9 locations.





The Location

Village Walk is well located among the commercial hub of charming Oak Bay. As one of the most sought after neighbourhoods in Greater Victoria, the area provides an eclectic mix of well known and boutique retail shops, grocery, restaurants, banking and more. This pedestrian friendly area draws customers in from the City of Victoria and Saanich looking for a smaller scale shopping experience.

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INVESTMENT PROPERTIES GROUP
VICTORIA

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