

FOR SALE

1 4 1 0

Broad Street

Price Reduced



Mixed Use Investment Opportunity

- ✓ Fully occupied
- ✓ Long term tenants in place
- ✓ Retail and 3 residential suites
- ✓ New 5 year commercial lease term
- ✓ Beautifully renovated apartment suites
- ✓ Upside in rental rates
- ✓ Seismically upgraded
- ✓ In the heart of Old Town steps from a wide variety of amenities

The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase an updated heritage building in the heart of Downtown Victoria's Old Town District. The building is comprised of 3 residential rental suites on the upper floor, retail space on the main floor and storage lockers and functional work space in the basement. A new 5 year lease has been signed with the anchor commercial tenant Cherry Bomb Toys which includes the main level, mezzanine and basement areas. The building has received seismic upgrades, and two of residential suites have been completely renovated with modern finishes throughout.

About the Building

Civic Address	1410 Broad Street, Victoria, BC
PID	000-156-922
Legal Address	Lot 1 Plan VIP32505 Land District 57 of Lot 658
Land Size	3,389 Sq. Ft.
Building Size	7,601 Sq. Ft.
Year Built	1910 (Heritage Building)
Construction	Brick building built on concrete foundation
Roof	Torch on membrane
Heating	Electric baseboard for suites HVAC for retail tenant
Electric Service	400 amp
Laundry	In suite (for suite 2&3)
PRICE	\$2,400,000 \$2,600,000
PRICE/ SF	\$316

Suite Mix

Suite	Type	Rent
Cherry Bomb Toys	Main Floor	\$20.00 psf
Cherry Bomb Toys	Basement	\$11.77 psf
Suite 1	2 Bedroom	\$1,322/ month
Suite 2	Studio	\$1,525/ month
Suite 3	Studio	\$1,575/ month

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Commercial - Cherry Bomb Toys

Home of the National Toy Museum of Canada

The main floor tenant, Cherry Bomb Toys, is a family operation that specializes in unique collectible action figures. They have been in business for 13 years and cater to serious collectors, families and people who just want to have fun.



Residential - 3 Suites

- ✓ One 2 bed suite and two studio suites
- ✓ Bright open floor plans
- ✓ In suite laundry in suites 2 and 3
- ✓ Suite 2 and 3 fully renovated

The Zoning

Old Town District-1

Uses permitted but not limited to:

Assembly	Hotel
Assisted living facility	Office
Brew pub	Personal Service
Care facility	Residential
Civic facility	Residential lock-off unit
Cultural facility	Retail liquor sale
Drinking Establishment	Retail trade
Equipment rental	Small-scale commercial
Financial service	urban agriculture
Food and beverage service	Studio
Home occupation	Utility





The History

The building at 1410 Broad Street was designed by the acclaimed Victorian architect William Ridgeway Wilson in 1910. The main floor was home to the Plimley Auto Company, one of Victoria's first automobile businesses, who used the space as a showroom. The shop was owned by Thomas Plimley, who sold the first car in the city in 1901. Over the years the company grew managing many dealerships and garages around the city up until its closure in 1998.



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INVESTMENT PROPERTIES GROUP
 VICTORIA



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