

FOR SALE

3030

Jacklin Road

Price Reduced!



12 Suite Apartment Investment Opportunity Langford, BC

- ▶ 9 one bed + den suites
- ▶ 3 two bed + den suites
- ▶ One ground floor commercial unit
- ▶ Condo quality finishes
- ▶ Upside in rental income
- ▶ Tenants pay hydro, heat and hot water
- ▶ Built in 2019
- ▶ Low overhead maintenance
- ▶ Located across from amenity rich Belmont Market and Westshore Town Centre

The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase a newly constructed luxury apartment building in the new commercial hub of Langford. The building is comprised of 9 one bedroom and den and 3 two bedroom and den residential rental suites and one leased commercial unit on the ground floor. Completed in 2019 the building incorporates condo quality finishes throughout, laundry and dishwashers in each suite, quartz counter tops, and includes the opportunity to increase below market rents.

About the Building

Civic Address	3030 Jacklin Road, Victoria, BC
PID	000-157-295
Legal Address	Lot 2 Plan VIP32515 Section 81 Land District 21
Land Size	8,712 Sq. Ft.
Year Built	2019
Construction	Wood Frame
Roof	Torch on membrane
Heating	Electric baseboard
Electric Service	400 amp
Laundry	In suite
Parking	18 parking stalls
PRICE	\$4,897,000 \$4,997,000
CAP RATE	4.23%

Suite Mix

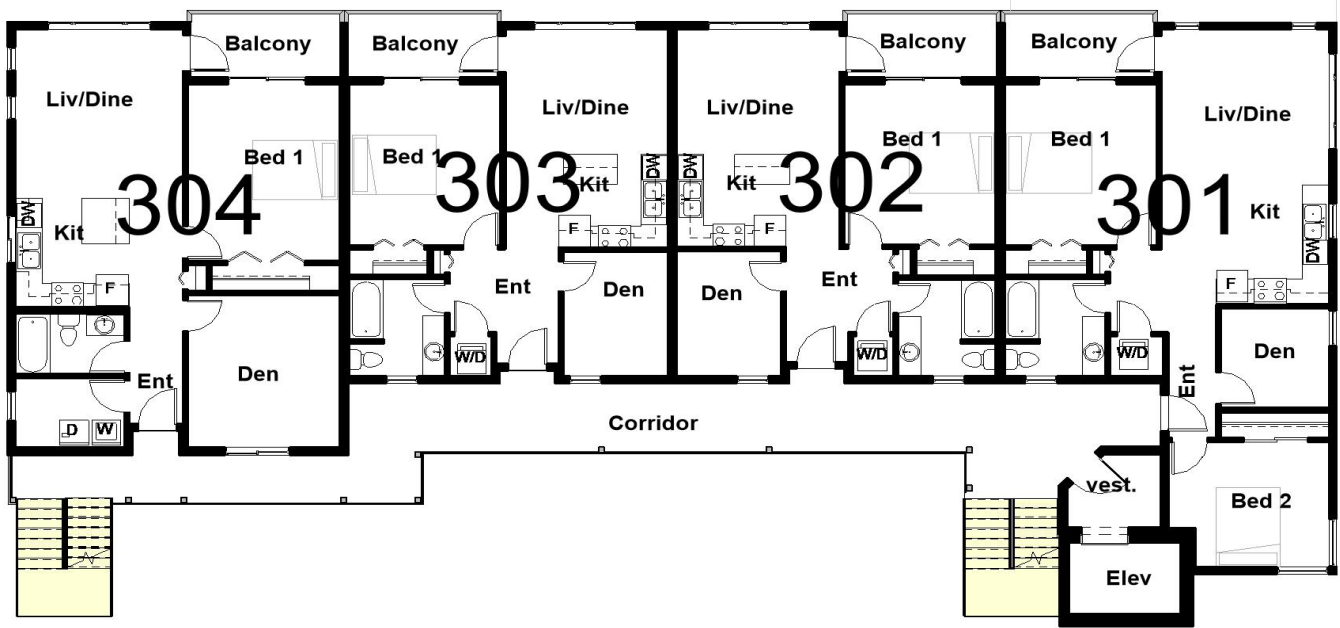
# of Suites	Type	Average Rent/ Month	Average PPF
9	1 Bed + Den	\$1,517	\$2.00*
3	2 Bed + Den	\$1,867	\$1.92*
1	Commercial	\$2,000	

*The suites at Belmont Crossing are \$2.62 psf.

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Typical Floor Plan



Highlights

- ▶ Upside in rents
- ▶ Suites include laundry & dishwasher
- ▶ Quartz counter tops
- ▶ Stainless appliance package

- ▶ Outside hallways allow for bright suites
- ▶ Microwave hood fan
- ▶ Fully sprinklered
- ▶ 18 on site parking stalls



Kitchen



Washroom



Living Area



Exterior View and Parking



About the Location

The property is located in the heart of Langford, directly across from the new commercial hub Belmont Market. This friendly community is a tenants dream with restaurants, grocery, retail shops, transit, and recreational programs steps away. The neighbourhood is highly desirable for outdoor enthusiasts with lakes, parks, accessible walking paths, and the Galloping Goose Trail minutes away from the property.

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