

**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

<b>Civic Address</b>	3030 Jacklin Road, Victoria, BC
<b>PID</b>	000-157-295
<b>Legal Address</b>	Lot 2 Plan VIP32515 Section 81 Land District 21
<b>Land Size</b>	8,712 Sq. Ft.
<b>Year Built</b>	2019
<b>Construction</b>	Wood Frame
<b>Roof</b>	Torch on membrane
<b>Heating</b>	Electric baseboard
<b>Electric Service</b>	400 amp
<b>Laundry</b>	In suite
<b>Parking</b>	18 parking stalls
<b>PRICE</b>	<b>\$4,797,000</b> <del>\$4,997,000</del>
<b>CAP RATE</b>	<b>4.25%</b>

## 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	

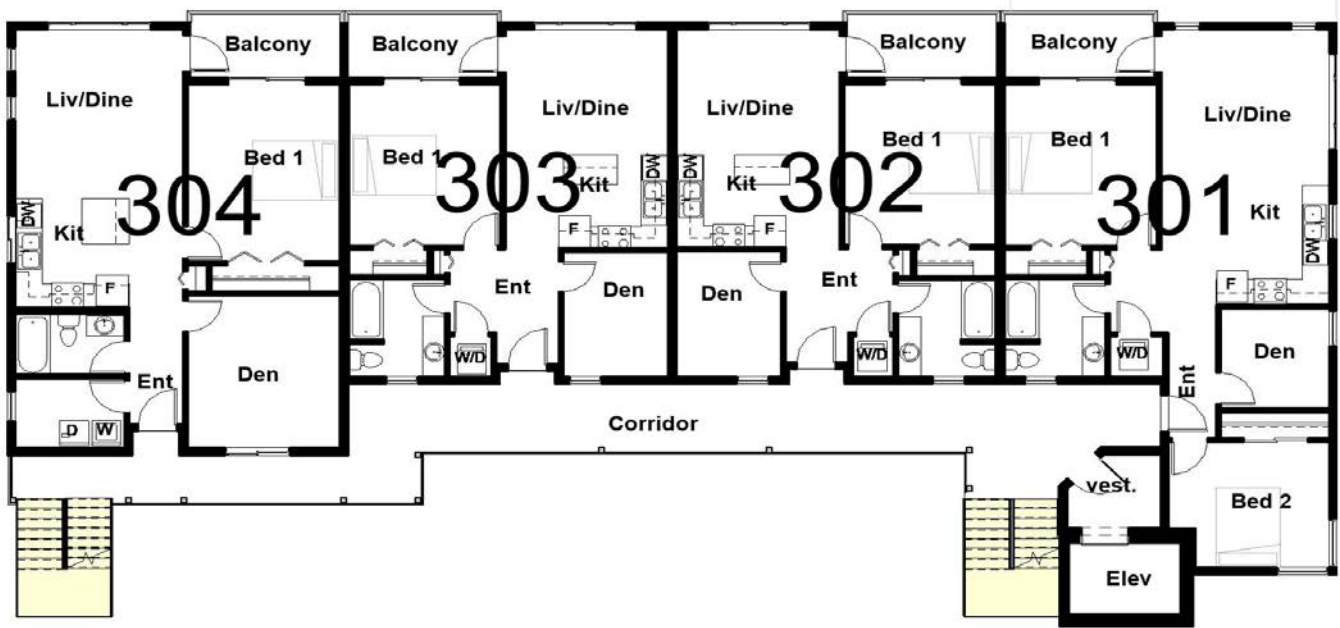
\*The suites at Belmont Crossing are \$2.62 psf.

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## Typical Floor Plan



## Highlights

- ▶ Upside in rents
- ▶ Outside hallways allow for bright suites
- ▶ Suites include laundry & dishwasher
- ▶ Microwave hood fan
- ▶ Quartz counter tops
- ▶ Fully sprinklered
- ▶ Stainless appliance package
- ▶ 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.

## CONTACT US

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