

FOR SALE



Mixed Use Investment Opportunity

2740 Dundas Road | Shawnigan Lake, BC

- ▶ 6.84% Cap Rate
- ▶ Exceptionally well maintained property
- ▶ Priced below replacement cost
- ▶ Tenants pay their hydro, heat and air conditioning
- ▶ Individual HVAC units
- ▶ Each commercial tenant has free basement storage
- ▶ 4 under building garages ideal for vehicles or boats
- ▶ 29 surface parking stalls
- ▶ Includes ATM & bulk water bottling vending machines



The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase an exceptionally well maintained retail building in Shawnigan Lake, BC. Built in 1996, this mixed use investment is located in the heart of Shawnigan Lake surrounded by a wide variety of retailers. This unique property offers investors a high yielding carefree investment with reputable tenants.

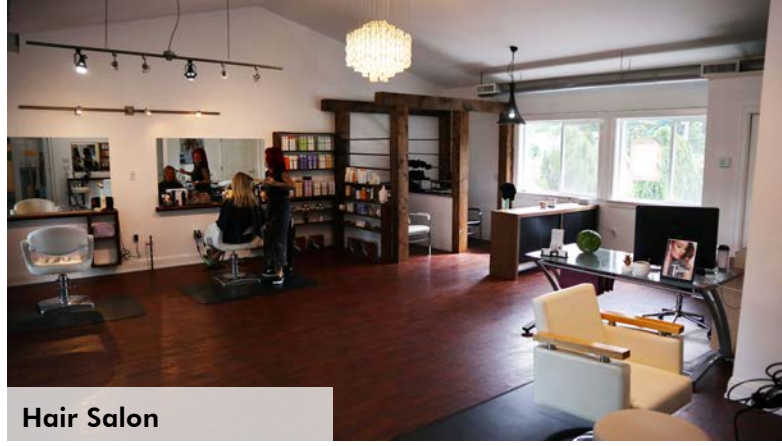
The Details

Civic Addresses	2740 Dundas Road Shawnigan Lake, BC
PID	007-324-898
Legal Address	Parcel A Lot 1 Block 5 Plan VIP1520 Section 2 Range 4 Land District 53 (DD 774211) & OF LOT 2
Lot Size	14,400 Sq. Ft.
Year Built	1996
Basic Construction	Wood Frame Over Concrete Foundation & Basement
Roof	Asphalt Shingle & Torch-on
Parking	29 Stalls
Heating/Cooling	Multiple HVAC Units
Electrical	800 Amp 3 Phase
Cap Rate	6.84% (stabilized)
Price/SF	\$275 PSF (not including storage areas)
PRICE	\$1,480,000



Tenants

Unit #	Tenant	Leasable Area (SF)
1	The Corner Table	952
2	Law's Institute Self Defence	1,054
3	Hosuka Sushi	512
4	Hair Salon/Spa	906
4B	Hair Salon/Spa	300
5	Hair Salon/Spa	770
6	Residential Suite 1BD/1BA	770
	Vending	116
	Boat/Storage Garages	
Total		5,380



Hair Salon



Garage



Front of Building



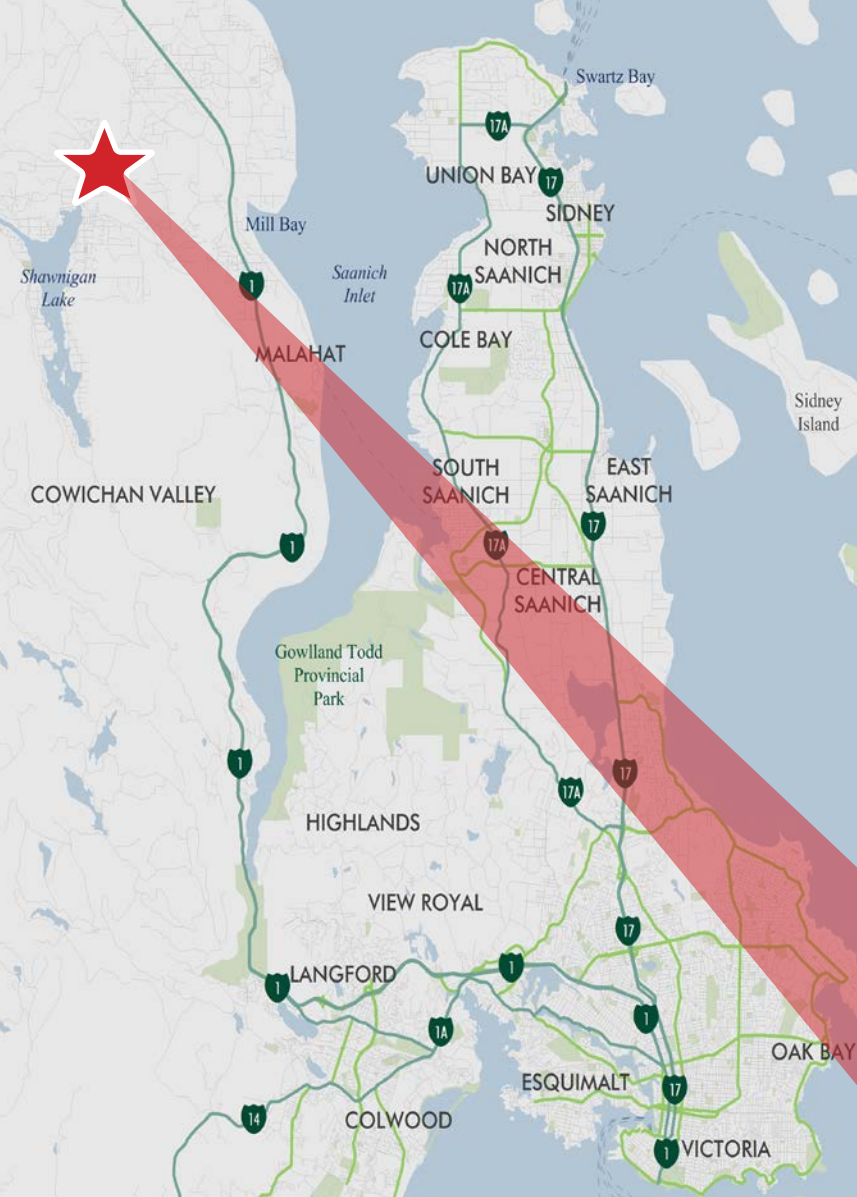
Front of Building



Back of Building



Hydro Room



The Location

2740 Dundas Road is well located among the commercial hub of Shawnigan Lake. As one of the most popular vacation destinations on Vancouver Island, the area provides an eclectic mix of well known and boutique retail shops, restaurants, spas, pharmacy and more. This pedestrian friendly area draws local and out of town customers looking for a smaller scale shopping experience.

Contact Us

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