

FOR SALE

EXCLUSIVE LISTING

Chamberlain Walk

1841 Oak Bay Avenue

Victoria, BC



26 Suite Mixed Use Apartment Building Steps to Oak Bay Village

- ✓ 26 residential suites with large balconies and 7,920 Sq. Ft. of commercial space
- ✓ Under market rents for residential and commercial tenants providing for future yield upside on turn over
- ✓ Secure cashflow with no vacancy (currently and historically)
- ✓ Additional antenna income with renewal options
- ✓ Electric baseboard heat and hot water paid by tenants
- ✓ Underground and surface parking for tenants and customers
- ✓ Steps to Oak Bay Village with an array of exceptional restaurants, boutique shops and services, art galleries, and vibrant cafes
- ✓ Prominent exposure along an entire city block of Oak Bay Avenue from Chamberlain Street to Clare Street

The Opportunity

Location, Location, Location! The Investment Properties Group is pleased to present the opportunity to purchase a well maintained exceptional 26 suite apartment building with 7,920 Sq. Ft. of ground floor commercial space. The residential portion of the building is comprised of 18 one bedroom and 8 two bedroom suites. With Victoria's increasing rents, this provides the purchaser the opportunity to increase rents with substantial upside. The property is steps to the most sought after neighbourhood in Greater Victoria, Oak Bay Village.

Chamberlain Walk

1841 Oak Bay Avenue

The Details

Civic Address	1841 Oak Bay Avenue Victoria, BC
PID	001-483-684
Legal Address	Lot A Plan VIP28640 Section 74 Land District 57
Land Size	28,469 Sq. Ft.
Assessed (2020)	\$9,101,000
Year Built	1975 (Renovation in 2011 Decks, Windows & Roof)
Parking	24 Surface Stalls & 12 Underground
Roof	Torch On (2011)
Heating	Baseboard Heat for Residential HVAC for Commercial
Electrical	1,200 Amp
Zoning	C1-NM Neighbourhood (Modified) Shopping District
Density	Current 1:1 Official Community Plan 2:1

SALE PRICE: Contact Listing Agents



Residential Suite

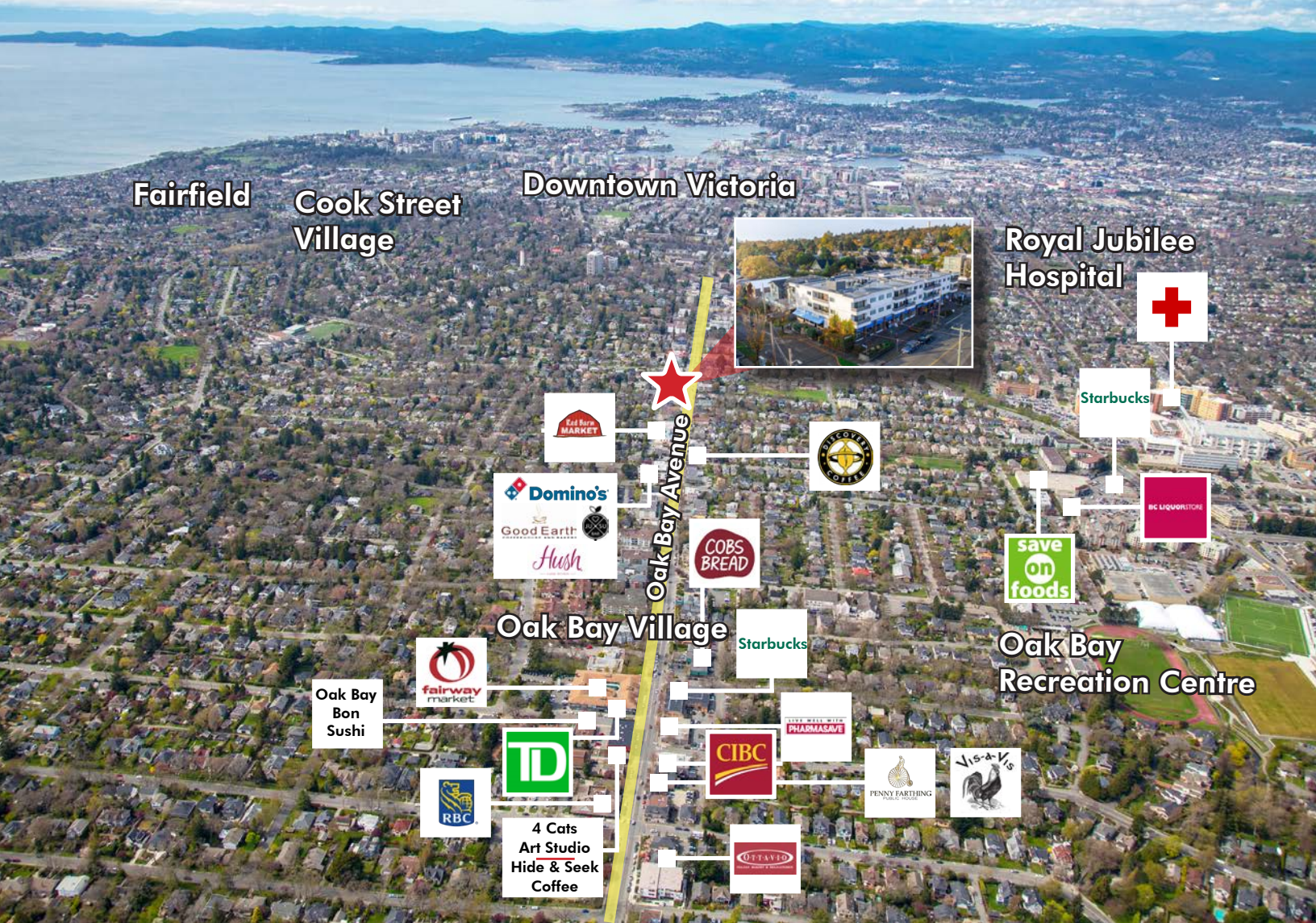


Suite Type	Average Size (SF)	# of Units	Average Rent	Average PSF
1 Bedroom	679	18	\$919	\$1.37
2 Bedroom	1,001	8	\$956	\$0.95
Total		26	\$929	\$1.25

Commercial Suite Mix

Tenant	Unit #	Size (SF)	Expiry	Tenant Since
Merry Maids	101/102/109	1,605	Month-Month	2001
Good Things Consignment	103/104/105/110	3,014	Sept 30, 2021	2000
Savoury Cafe	106	370	Aug 31, 2024	2008
CW Hair Design	107	694	Month-Month	1976
Abby Sprouts	108	1,543	Month-Month	2001
Cocoon & Safra Day Spa	112	694	Oct 31, 2021	1989
Total		7,920		





The Neighbourhood

West Coast paradise at your door step! Chamberlain Walk is strategically located between two amenity rich centres of Oak Bay Village and Downtown Victoria. Oak Bay Village is the most sought after neighbourhood in Greater Victoria with beautiful tree lined streets displaying a perfect mix of luxury boutique and modern amenities. This vibrant and affluent neighbourhood combines miles of beaches lining the waterway, private golf and yacht clubs, and exquisite dining and shopping options all in a spectacular natural setting.

Offer Process

The property is being offered unpriced where qualified parties are asked to sign a Confidentiality Agreement prior to gaining access to the data room. Tours will be scheduled following the initial marketing launch and offering instructions will be provided.

Contact Us

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INVESTMENT PROPERTIES GROUP
 VICTORIA

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