

FOR SALE

1964 OAK BAY AVE
+
1513 AMPHION ST

EXCLUSIVE LISTING



Investment & Development Opportunity

- ✓ **Two separate properties - 1 commercial/1 residential**
- ✓ **Both properties provide investment income**
- ✓ **Onsite parking for staff and residents**
- ✓ **Zoning allows for a variety of commercial/residential uses**
- ✓ **Located among recently approved multifamily developments in the neighbourhood**
- ✓ **Prominent exposure along Oak Bay Avenue and Amphion Street**
- ✓ **Steps to Oak Bay Village with numerous boutique amenities**

The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase two properties as an investment or potential development. The commercial property on Oak Bay Avenue consists of two buildings with three reputable tenants in place. Directly behind the commercial property is a 4 bedroom home on Amphion Street which is leased until April 30, 2021. The properties are steps to one of the most sought after neighbourhoods in Greater Victoria, Oak Bay Village.

1964 Oak Bay Ave

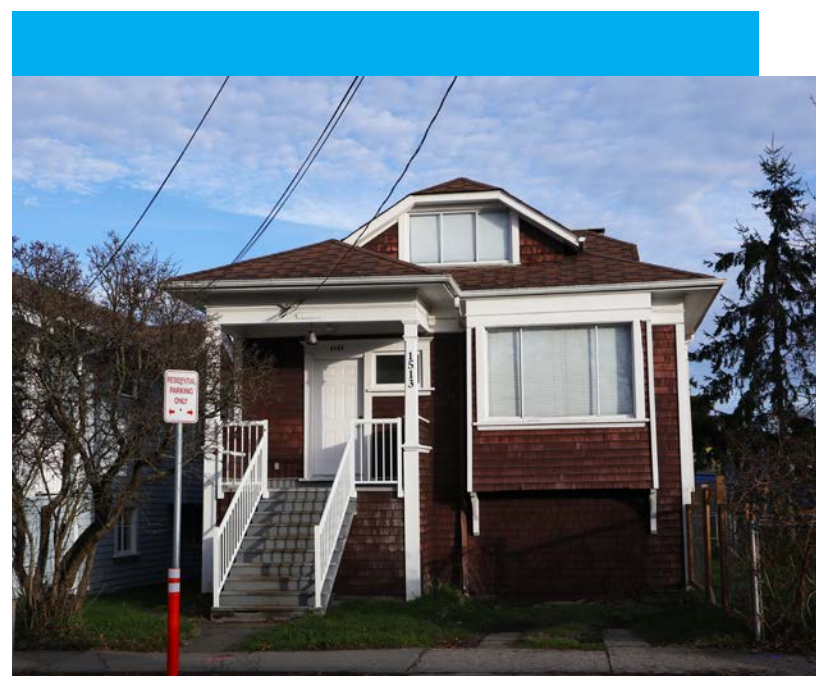
Civic Address	1964 Oak Bay Avenue Victoria, BC
PID	009-194-487
Legal Address	Lot 14 Block 1 Plan VIP273 Section 76 Land District 57
Land Size	5,730 Sq. Ft.
Assessed (2021)	\$1,653,000
Year Built	1950
Parking	6 Surface Stalls On Site
Roof	Torch On & Tar Gravel
Heating	Baseboard Electric
Electrical	Individual Metered
Zoning	C1-NM Neighbourhood (Modified) Shopping District
Density	Current 1:1 Official Community Plan 2:1

1513 Amphion St

Civic Address	1513 Amphion Street Victoria, BC
PID	009-194-550
Legal Address	Parcel A Lot 14 Block 1 Plan VIP273 Section 76 Land District 57 (DD116345I) OF LOTS 14 & 15
Land Size	5,220 Sq. Ft.
Assessed (2021)	\$811,700
Year Built	1915
Bedrooms	4 Bed - 2 Upstairs/2 Downstairs
Lease Expiry	April 30, 2021
Roof	Asphalt Shingle
Heating	Oil Fired Furnace (above ground)
Zoning	R1-B Single Family Dwelling District
Density	Current 1:1 Official Community Plan 1.5-2:1

SALE PRICE: \$3,100,000

PRICE PER BUILDABLE: \$141 (Based on 2:1 density for both lots)



1964 Oak Bay Ave Suite Mix

Tenant	Address	Size (SF)	Expiry	Renewal Option
South Island Studio	1509 Amphion St	985	Dec 31, 2021	2 Years
Discovery Coffee	1964 Oak Bay Ave	1,070	May 31, 2024	-
Faith Grant's on the Avenue	1968 Oak Bay Ave	1,700	April 30, 2021	2 Years
Total		3,755		



1509 Amphion St



1968 Oak Bay Ave



SOUTH ISLAND

STUDIO
MUSICIAN EDUCATORS



Faith Grant
The Connoisseurs Shop Ltd.





The Location

The subject properties are surrounded by a host of lifestyles amenities on the boarder of Victoria and Oak Bay, BC. Oak Bay Avenue is a tree lined street which displays a perfect mix of luxury boutiques and modern amenities. As one of the most sought after neighbourhoods in Greater Victoria, developers have targeted this area for extensive future growth. This vibrant and affluent neighbourhood combines miles of beaches lining the waterway, golf and yacht clubs, and exquisite dining and shopping options all in a spectacular natural setting.

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INVESTMENT PROPERTIES GROUP
 VICTORIA

CBRE

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