

FOR SALE

Strata Unit Ideal for Tech/Professional Office



1060 Meares Street | Victoria, BC

- ✓ 675 Sq. Ft. ground floor office strata unit
- ✓ Owner occupier opportunity or investor opportunity
- ✓ Short term lease providing immediate holding income
- ✓ Reserved underground parking for tenants and ample street parking for visitors
- ✓ Located immediately off the high traffic corridor of Fort Street in the Harris Green Neighbourhood, drawing in numerous customers to the area
- ✓ Surrounded by various new developments with the objective to densify the area
- ✓ Build equity and control the future of your business

INVESTMENT PROPERTIES GROUP
V I C T O R I A

CBRE

The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase a strata office space in Downtown Victoria. The space is within the iconic Mosaic building which was originally built in 1963 as the Royal Trust Building then was converted in 1999 to 85 live/work strata units. Located in the amenity rich Harris Green Neighbourhood and at the entrance of Cook Street Village this space offers the convenience of numerous retail shops, restaurants, and services steps away.

Own

Down Payment (25%)	\$112,500
Monthly Mortgage Payment (25 Yr, 3.0%)	\$1,597
Annual Mortgage Cost PSF (Net)	\$28.39
Annual Mortgage Cost (Net)	\$19,166
Equity Built Over 5 Years	\$49,015

Vs. Lease

Down Payment	N/A
Monthly Mortgage Payment	N/A
Annual Net Rate PSF	\$30
Annual Lease Cost (Net)	\$20,250
Equity Built Over 5 Years	\$0

The Details

Civic Address	1060 Meares Street, Victoria, BC
PID	024-699-187
Legal Address	Strata Lot 1 Plan VIS4928 Land District 57 Lot 1019 & 1020
Zoning	R-48 Harris Green District
Year Built	Originally Built in 1963 Converted to Live/Work Strata in 1999
On-site Parking	1 Reserved Underground Stall Ample Street Parking for Visitors
Heating	HVAC
Unit Size	675 Sq. Ft.
Lease Term	Until January 31, 2022
Strata Fees	\$331 + GST /month (2021)
Property Taxes	\$3,711/year (2020)

PRICE \$450,000





Features

- ✓ Walk up/street front office
- ✓ High end modern finishes
- ✓ Bright open plan with an abundance of natural light
- ✓ Large open area built out to allow for multiple workstations
- ✓ High ceilings
- ✓ Open boardroom
- ✓ Kitchenette





Beacon Hill Park

James Bay

Downtown Victoria

Harris Green Village

- Market on Yates
- London Drugs
- Bin 4 Burger Lounge
- Dolce Vita Coffee
- COBS Bread Bakery

SUBJECT PROPERTY



Fort Street

Yates Street

Johnson Street

Cook Street

Work. Stay. Play.

Numerous amenities steps away...

- Market on Yates
- Bin 4 Burger Lounge
- Bear & Joey
- Picnic Too
- Subway
- Moxie's Grill & Bar
- Ithaka Greek
- Bubby Rose's
- My Thai Cafe
- Starbucks

The Location

The property is located in Downtown Victoria, steps from the lively Harris Green District, one of the fastest growing and most highly desired neighbourhoods in Greater Victoria. Home to a vibrant commercial and social hub, highlighted by the prevalence of boutique shops, grocery stores, restaurants and cafes makes it a highly desirable location for shoppers and businesses. 1060 Meares Street is in close proximity to the city centre and only a short stroll to beaches, parks and the inner harbour creating a desirable play to work, stay and play.

Contact Us

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INVESTMENT PROPERTIES GROUP
VICTORIA



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