



FOR SALE

High Profile Strata Retail

3949 Quadra Street | Victoria, BC

- ✓ 1,479 Sq. Ft. retail strata unit with 2,236 Sq. Ft. storage space on lower level
- ✓ Prominent signage opportunities with direct exposure on high traffic thoroughfare
- ✓ Owner occupier opportunity or investor opportunity
- ✓ Ample parking stalls out front for customers and staff
- ✓ Flexible shopping centre zoning allows for numerous retail and office uses
- ✓ Opportunity to draw from the well established customer base in the immediate area
- ✓ Build equity and control the future of your business

The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase a strata retail space on the high traffic corridor of Quadra Street and Reynolds Road. The unit is built out with 1,479 Sq. Ft. of retail, shop, workspace and 2,236 Sq. Ft. of storage space. Located in this high profile suburban commercial hub, the location offers an array of shops, services, and restaurants.



The Details

Civic Address	3949 Quadra Street, Victoria, BC
PID	003-726-428
Legal Address	Strata Lot 12 Plan VIS734 Section 32 Land District 57
Zoning	C-3 Shopping Centre Zone
Year Built	1965
On-site Parking	Unreserved 43 Stalls
Heating	Baseboard and Forced Air Furnace
Roof	Torch-on Membrane
Electrical	100 & 125 Amp
Unit Size	Main: 1,479 Sq. Ft. Lower: 2,236 Sq. Ft. Total: 3,715 Sq. Ft.
Strata Fees	\$400/month (Approx.)
Property Taxes	\$5,036/year (2020)
PRICE	\$750,000

Build equity and control the future of your business

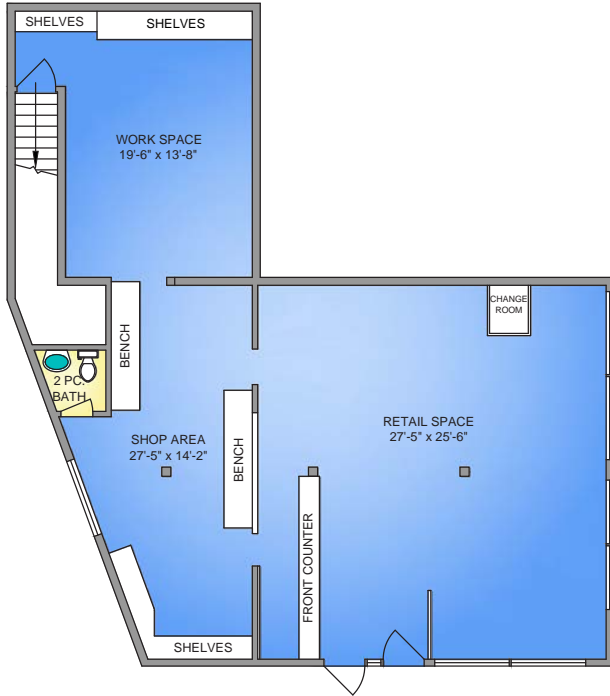
Own		Lease	
Down Payment (25%)*	\$187,500	Down Payment	N/A
Monthly Mortgage Payment (25 Yr, 3.0%)	\$2,662	Monthly Mortgage Payemnt	N/A
Annual Mortgage Cost PSF (Net)	\$8.60	Annual Net Rate PSF (main floor only)	\$28.00
Annual Mortgage Cost (Net)	\$31,944	Annual Lease Cost (Net)	\$41,412
Equity Built Over 5 Years**	\$81,698	Equity Built Over 5 Years	\$0

*Owner occupiers can qualify for financing up to 100% of the purchase price

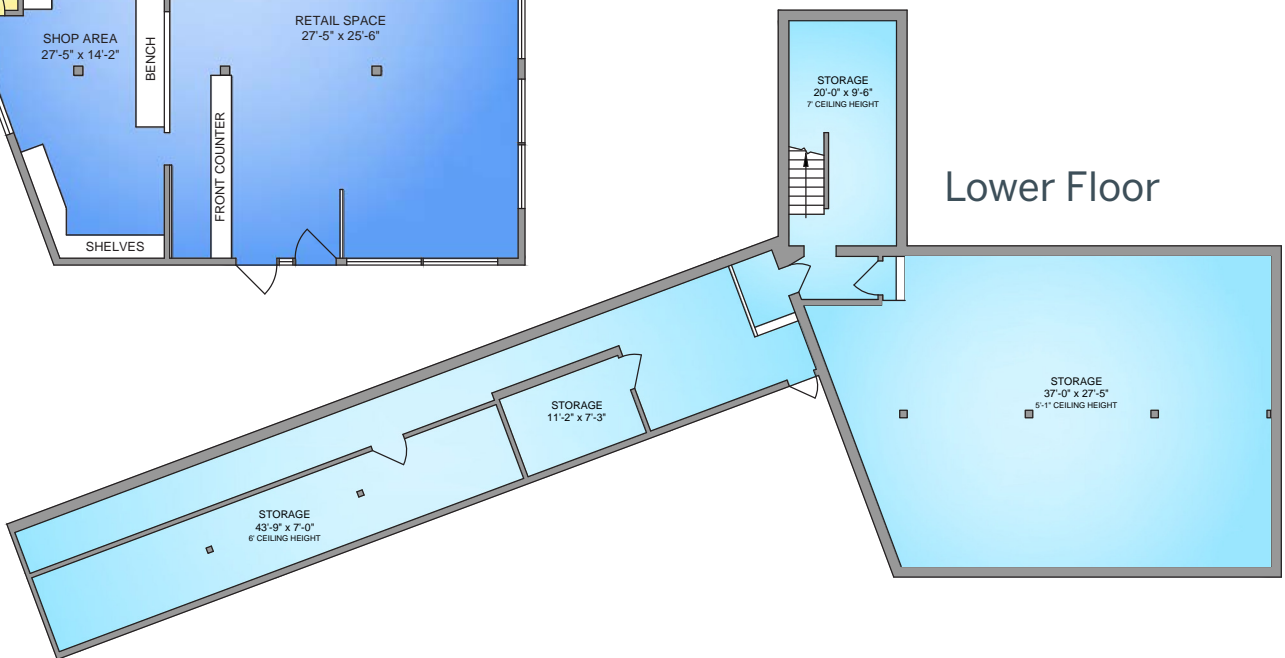
**Does not include asset appreciation

Floor Plan

Main Floor



Main Floor Retail Space - 10'5" Ceiling Heights

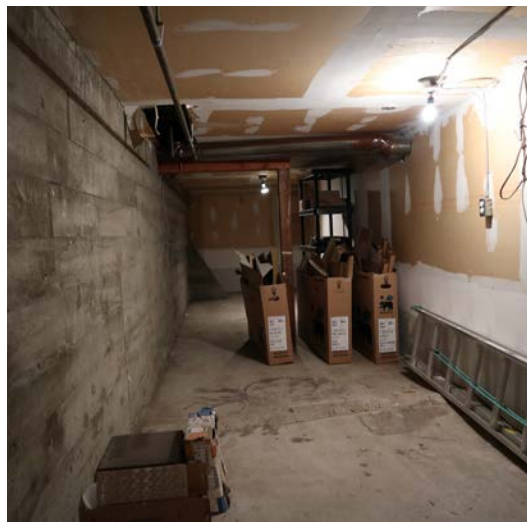


Lower Floor

Main Floor Work Space
10'5" Ceiling Heights



Storage Locker
6' Ceiling Heights



Storage Space
5'1" Ceiling Heights



Hillside Shopping Centre

- Canadian Tire
- Thrifty Foods
- Shoppers Drug Mart
- Sport Chek
- Marshalls
- BC Liquor Store
- Scotiabank

12 Minutes to
Downtown Victoria



Uptown Shopping Centre

- Best Buy
- Walmart
- Whole Foods
- Pet Smart
- Shoppers Drug Mart
- Scotiabank
- Browns Socialhouse
- Starbucks

- Anytime Fitness
- Tim Hortons
- BC Liquor Store

- The Keg Steakhouse & Bar
- Phoenix Bar & Grill

Saanich Centre

- Thrifty Foods
- London Drugs
- White Spot
- Dairy Queen
- Liquor Plus
- Starbucks

- Subway
- Panago Pizza
- The Monkey Tree Pub

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VICTORIA

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