

**FOR
SALE**
VICTORIA, BC

**EXCLUSIVE
LISTING**



SUPERIOR ST.

412 & 420 SUPERIOR ST. Investment & Development Opportunity

- ✓ Two separate adjacent properties
- ✓ Both properties provide investment income
- ✓ Located among recently approved multifamily developments in the neighbourhood
- ✓ Walking distance to James Bay Village / Downtown Victoria / Legislature
- ✓ R3-2 zoning at 420 Superior allows for up to 1.6:1 density

420 SUPERIOR

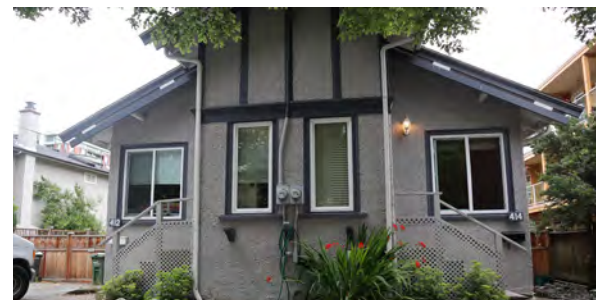
- ✓ 3 storey, 14 unit motel style walk up apartment
- ✓ 7 surface parking stalls
- ✓ Double pane windows/hardwood floors

412 SUPERIOR

- ✓ 2 bed/den duplex with separate laundry
- ✓ Baseboard heat, new windows
- ✓ Electric hot water tank for each unit



420 SUPERIOR ST.



412 SUPERIOR ST.

THE OPPORTUNITY

The Investment Properties Group is pleased to present the opportunity to purchase a well maintained walk up apartment building with 14 one bed suites, and an adjacent duplex with two 2 bedroom suites on Superior Street in James Bay. Both offer holding income as well as joint redevelopment potential, with a combined 15,789 sf of land situated in proximity to many recently developed high density residential projects.

420 SUPERIOR ST.

Civic Address	420 Superior Street Victoria, BC
PID	007-297-840
Legal Address	Lot 1907 Land District 57
Land Size	8280 Sq. Ft.
Assessed (2021)	\$2,614,000
Year Built	1962
Parking	7 Surface Stalls On Site
Roof	2006 Torch On and Metal
Heating	Electric Baseboard
Electrical	400 Amp Main
Zoning	R3-2 Multiple Dwelling District
Density	Up to 1.6:1

SALE PRICE:
CONTACT LISTING
AGENT



412 SUPERIOR ST.

Civic Address	412 Superior Street Victoria, BC
PID	009-383-212
Legal Address	Lot 1906 Land District 57
Land Size	7,509 Sq. Ft.
Assessed (2021)	\$1,082,000
Year Built	1930
Bedrooms	Two 2 Beds (Duplex)
Roof	Asphalt Shingle
Heating	Electric Baseboard
Zoning	R-2 Two Family Dwelling District
Density	0.5:1

TENANCY OVERVIEW - 420 SUPERIOR STREET



Occupancy

100%



of Units

14 (One Bed)



Average Rent

\$986



Low

\$785



High

\$1200

420 SUPERIOR ST. ZONING:

(R3-2 MULTIPLE DWELLING DISTRICT)

USES PERMITTED:

- ✓ Single family dwellings and customary accessory uses
- ✓ Two family dwellings and accessory buildings
- ✓ College fraternity buildings
- ✓ Churches, public buildings, public schools, private schools, hospitals
- ✓ Rest Homes – Class A and Class B
- ✓ Multiple dwellings and multiple dwelling accessory uses

ZONING DENSITY:

Site coverage: 20%-40%

Density: Max 1.6:1 for 6 storey or more, dependent on number of storeys and parking type.

Max building height: 18.5-22m

FSR: 1.2:1

JAMES BAY NEIGHBORHOOD PLAN:

- ✓ Densely populated mixed-used neighbourhood with a Large Urban Village
- ✓ Home to a large portion of the city's rental housing stock
- ✓ Center of tourist accommodation and visitor services
- ✓ Enable adaptation and renewal of the existing building stock



LOCATION

The subject properties are surrounded by a host of lifestyles amenities in the heart of James Bay, one of Victoria's foundational neighborhoods. Blocks from the Legislature, Inner Harbour, Downtown Victoria and James Bay Village, everything you need is within close walking distance. Developers and investors have long targeted James Bay for it's large lot sizes, accommodating Community Plan, and proximity to a myriad of local attractions.



ENQUIRIES

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