

For Sale

CBRE



# Fourplex in Victoria City Core

2580 Prior Street | Victoria, BC



# The Opportunity

CBRE is pleased to present 2580 Prior Street, a residential fourplex in Victoria's Hillside neighbourhood. The Property offers four one-bed suites in the 2,782 SF building and is situated on a 5,400 SF lot. This easy to maintain and manage investment opportunity has no common areas, with separate entrances for all of the units. Three of the units have in-suite laundry and pay their own heat, gas and hydro. Purchasers may benefit from significant upside in rental income on unit turnover.

## Property Details

|                        |   |
|------------------------|---|
| <b>Address:</b>        | 2580 Prior Street, Victoria BC                    |
| <b>Legal Address:</b>  | LOT 22, SECTION 4,<br>VICTORIA DISTRICT, PLAN 377 |
| <b>PID</b>             | 009-103-333                                       |
| <b>Land Size:</b>      | 5,400 SF  |
| <b>Building Size:</b>  | 2,782 SF  |
| <b>Units:</b>          | 4 One Beds (3 Legal / 1 Non-Approved)             |
| <b>Roof:</b>           | Asphalt Shingle Roof (2006)                       |
| <b>Heat:</b>           | Baseboard Heat                                    |
| <b>Gas:</b>            | 4 Meters  |
| <b>Hydro:</b>          | 200 Amp (4 Meters)                                |
| <b>Property Taxes:</b> | \$4,846 (2022)                                    |
| <b>Assessed Value:</b> | \$1,179,000 (2023)                                |

## Highlights

- 3 individually metered suites (electric & gas)
- All units with separate exterior entrances
- No common areas, efficient layout
- Upside in rental income
- Easy to manage & maintain
- New blown-in insulation
- Double pane windows
- Desirable rental location - close to transit and amenities

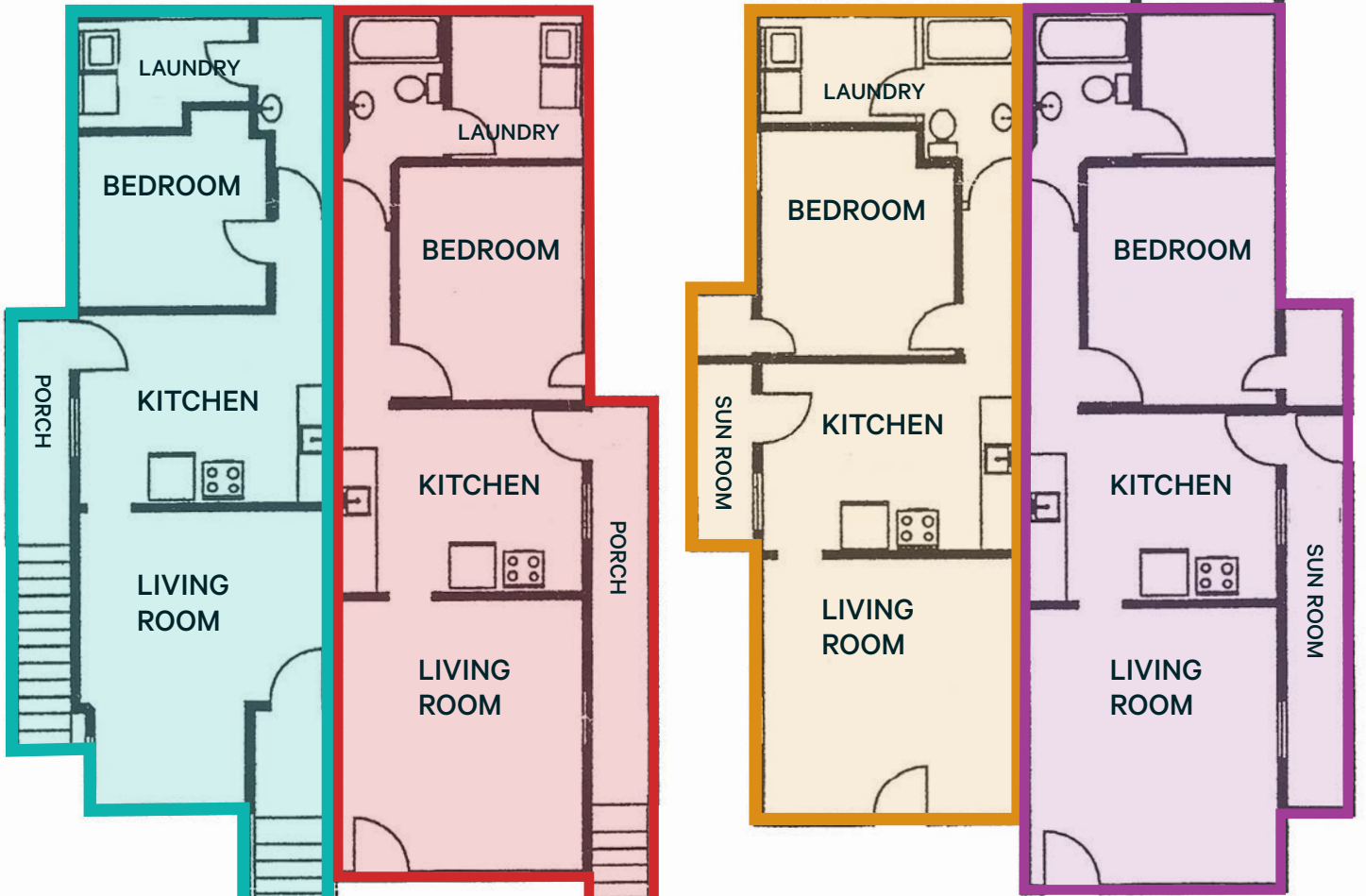
**Price: \$1,125,000**



# Floor Plan

## UPPER LEVEL

## LOWER LEVEL



**UNIT A**  
 1 Bedroom  
 + Den  
 Laundry  
 626 SF

**UNIT B**  
 1 Bedroom  
 + Den  
 Laundry  
 648 SF

**UNIT C**  
 1 Bedroom  
 + Den  
 Laundry  
 650 SF

**UNIT D**  
 1 Bedroom  
 + Den  
 689 SF







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## Contact Us

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