

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

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



Floor Plan





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Contact Us

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