



For Sale

PRICE REDUCED

DP APPROVED SUPPORTIVE HOUSING DEVELOPMENT OPPORTUNITY



The Opportunity

CBRE Victoria is pleased to present the opportunity to purchase two adjacent properties in the North Park neighbourhood of Victoria, BC. The properties total 6,620 SF of land and come complete with an approved development permit for a 15,989 SF building. The fully accessible building consisting of 39 suites, numerous amenity spaces, a rooftop patio & garden, an elevator, and staff areas provides for an excellent supportive housing development opportunity. This extremely walkable and bikeable location is steps from transit and a full array of resident amenities on Cook Street.

DETAILS		2
Municipal Address:	1046 North Park St Victoria, BC	1048 North Park Street Victoria, BC
Legal Description:	LOT 24, PLAN VIP26, SUBURBAN	LOT 24, PLAN VIP26, SUBURBAN LOT
	LOT 13, VICTORIA LAND DISTRICT,	26, VICTORIA LAND DISTRICT, EXCEPT
	THE WESTERLY 24 FT	PLAN E PT, THE EASTERLY 26 FEET
PID:	009-325-590	001-893-769
Land Size:	3,360 SF	3,260 SF
Total Land Size:	6.620 SF	
Buildable Area	15,989 SF	

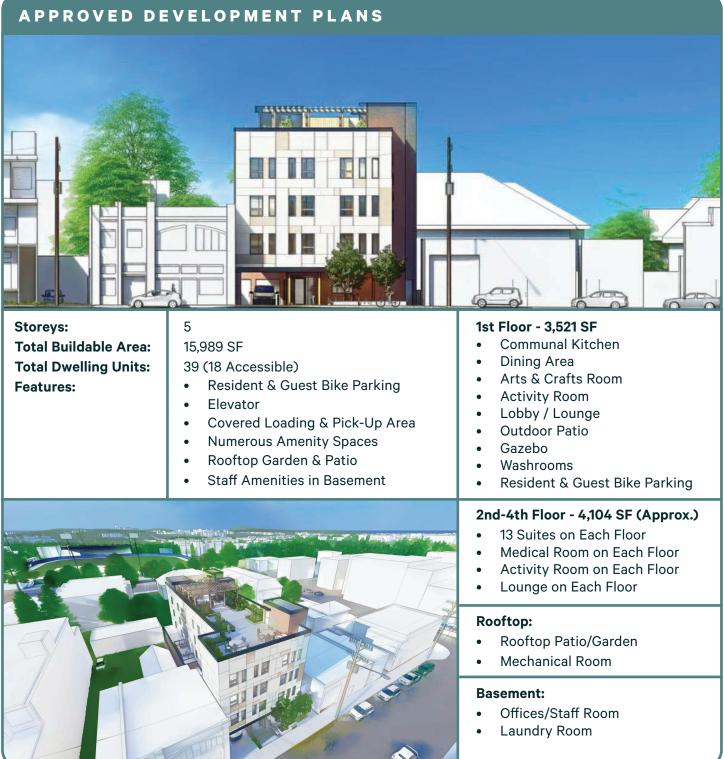
(2)

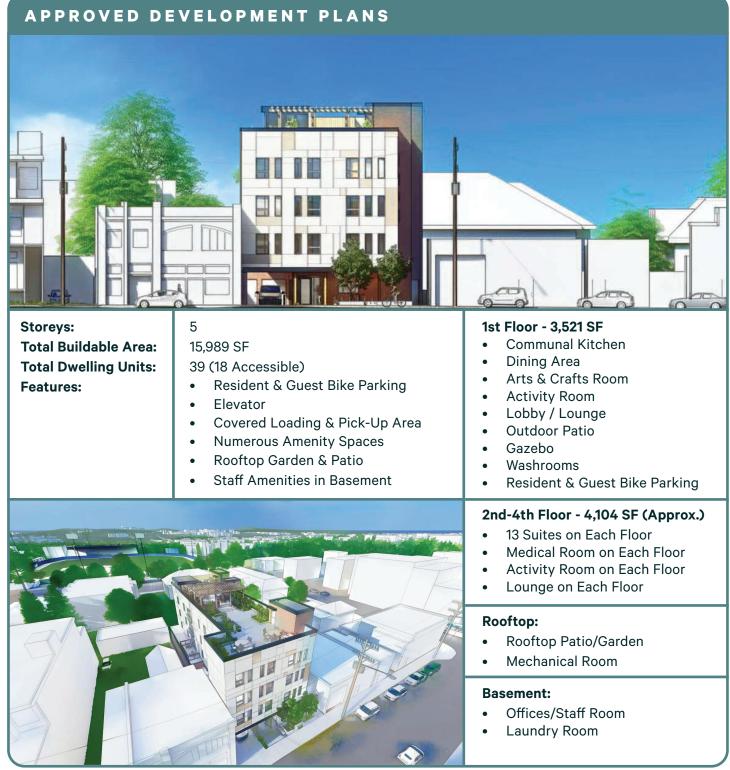
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NORTH PARK ST

Highlights

- Approved development permit for 15,989 SF / 5 storey building (contact agents for plans)
- units as well
- Numerous amenity spaces (listed below) •
- Rooftop patio/garden with downtown views •
- Accessible building with covered pick-up/drop-off drive aisle & elevator
- Extremely walkable / bikeable location, steps from transit







• 39 dwelling units currently designed for single occupancy (18 accessible) including plans for 54

OLD PRICE: <u>\$2,900,000</u> **NEW PRICE:** \$1,700,000

DP Approved Supportive Housing Development Opportunity

EXCLUSIVE ADVISORS:

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INVESTMENT PROPERTIES GROUP

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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Downtown Victori

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Save-On Foods

McDonalds

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