

**FOR  
SALE OR  
LEASE**



# 17 Unit Turn-Key Community Housing Opportunity



1048 CRAIGDARROCH RD | VICTORIA, BC



# The Opportunity

CBRE Victoria is pleased to present the opportunity to purchase or lease a 16 unit community housing facility plus a separate tenanted 1-bed suite, in the highly desirable Rockland neighbourhood of Victoria, BC. This 6,743 SF building is in immaculate condition and is situated amongst some of Victoria's most historic residences. The Property is ideal for social housing, assisted living, and various other types of community housing associations. A sale will be provided with vacant possession (except for separate 1 bed suite), and lease availability is planned for June 1st, 2024.

## DETAILS

<b>Municipal Address:</b>	1048 Craigdarroch Road   Victoria, BC
<b>PID:</b>	003-843-254
<b>Legal Address:</b>	LOT 142 SECTION 74 VICTORIA DISTRICT PLAN 985
<b>Land Size:</b>	8,136 SF
<b>Building Size:</b>	6,743 SF
<b>Heat:</b>	Hot Water Radiant Heat
<b>Housing Units:</b>	16 Community Housing Units + Separate 1 Bed Suite (907 SF)
<b>Property Taxes:</b>	\$6,941.25 (2023)

**PRICE: \$3,995,000 | LEASE RATE: \$34,000/MONTH (NET)**



# Highlights

- 16 community housing units serviced with elevator
- One separate 1-bed suite (tenanted for \$1,400/month)
- Turn-key offering with furniture, high end finishings & resident amenities
- 6,743 SF building - recently updated with double pane windows...
- Sold with vacant possession providing owner-occupier opportunity
- Ideal for assisted living, social & community housing
- Excellent layout and well thought out accessibility features
- Highly desirable Rockland location, steps from transit and amenities



SUITE TYPE	# OF UNITS
Community Housing Units	16
1 Bedroom Suites	1
<b>Total</b>	<b>17</b>



# Amenities

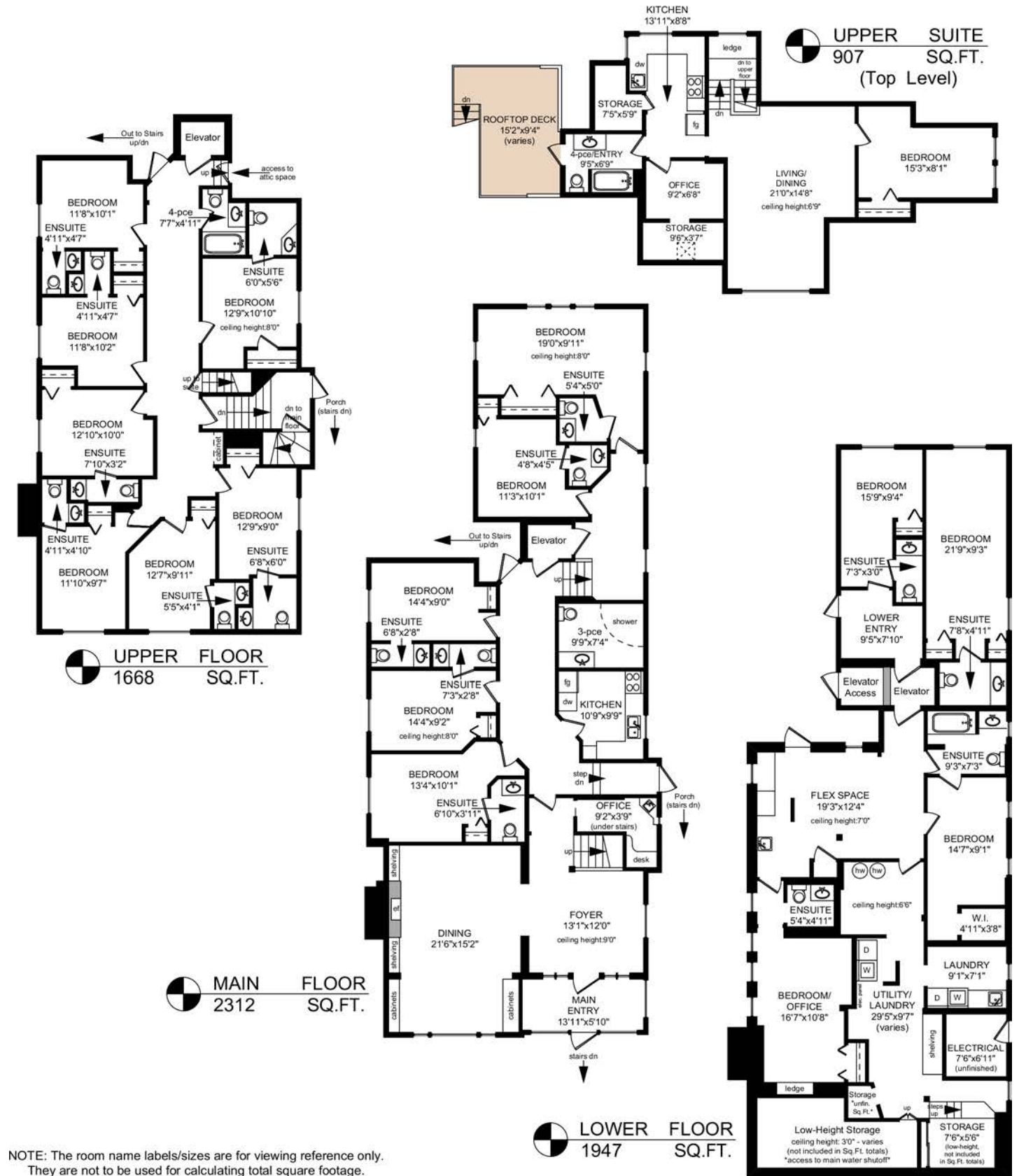
Just steps from Victoria's renowned castle and distinguished Government House, Craigdarroch Care Home was refurbished with high-end finishings to emulate its esteemed neighbours and historic neighbourhood. Landscaped with gardens and a picturesque gazebo, the property offers private suites with ensuites to comfortably accommodate community housing residents. A wide array of additional amenities have been built in to the property to provide a seamless living experience for community residents.

## BUILDING & SUITE AMENITIES

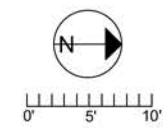
- Two outdoor patios
- Onsite home-style kitchen
- Bathtub and shower rooms
- Secure backyard with gazebo
- Dining room with TV
- Library and computer room
- Extra-wide hallways
- Elevator access to all floors
- Wheelchair accessible
- Two-piece bathroom in suites
- Furnished suites



# Floor Plans



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	2312	0	2312
LOWER	1856	91	1947
UPPER	1668	0	1668
UPPER SUITE	907	0	907
TOTAL	6743	91	6834
DECK (Suite)	0	151	151





# 17 Unit Turn-Key Community Housing Opportunity

**PRICE: \$3,995,000 | LEASE RATE: \$34,000/MONTH (NET)**

## EXCLUSIVE ADVISORS:

### Chris Rust

Personal Real Estate Corporation  
Senior Vice President  
Investment Properties Group Victoria  
250 386 0005  
chris.rust@cbre.com

### Ross Marshall

Personal Real Estate Corporation  
Senior Vice President  
Investment Properties Group Victoria  
250 386 0004  
ross.marshall@cbre.com

# CBRE

INVESTMENT PROPERTIES GROUP  
VICTORIA

## SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

CBRE LIMITED 110-800 YATES STREET | VICTORIA, BC V8W 1L8 | WWW.CBREVICTORIA.COM

[www.cbre.ca](http://www.cbre.ca)  
[www.cbrevictoria.com](http://www.cbrevictoria.com)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.