

NEW REDUCED PRICE!!

FOR SALE



Unit 110 - 2871 Jacklin Road

Investment Opportunity

Office Strata Unit in Langford's Downtown Core

CBRE

Opportunity

CBRE Victoria is pleased to present the opportunity to purchase strata Unit 110 at 2871 Jacklin Road. This ground floor office space spans 2,057 square feet and has been thoughtfully designed and renovated, featuring modern finishes that create an inviting atmosphere. The unit includes a reception area, 8 private rooms, 2 washrooms, a kitchen, and a gym area. Conveniently located in Langford's downtown core, this location provides easy access to a variety of amenities. This newly tenanted space with built in rental escalations over the term offers an exceptional opportunity for investors seeking steady income and capital growth.

Details

Size	2,057 SF
PID	028-933-532
Strata Fees	\$863.62/month
Zoning	MU1A: Mixed Use Residential Commercial A
Existing Lease	Until 2030
BC Assessment Value	\$933,000
Cap Rate	5.2%



PRIVATE WASHROOMS



3 PARKING STALLS



KITCHEN AREA



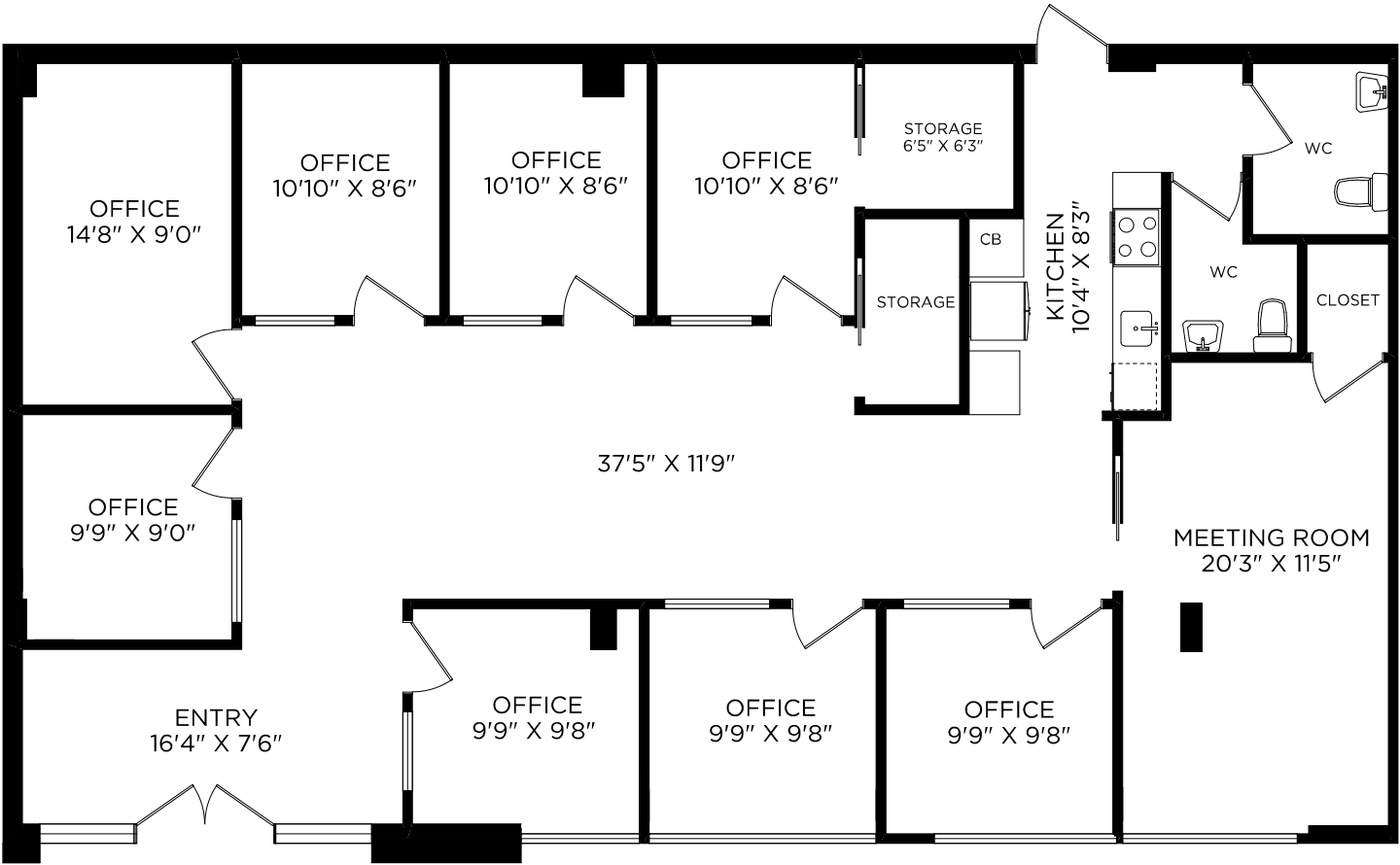
ESTABLISHED EXISTING TENANT

Permitted Uses

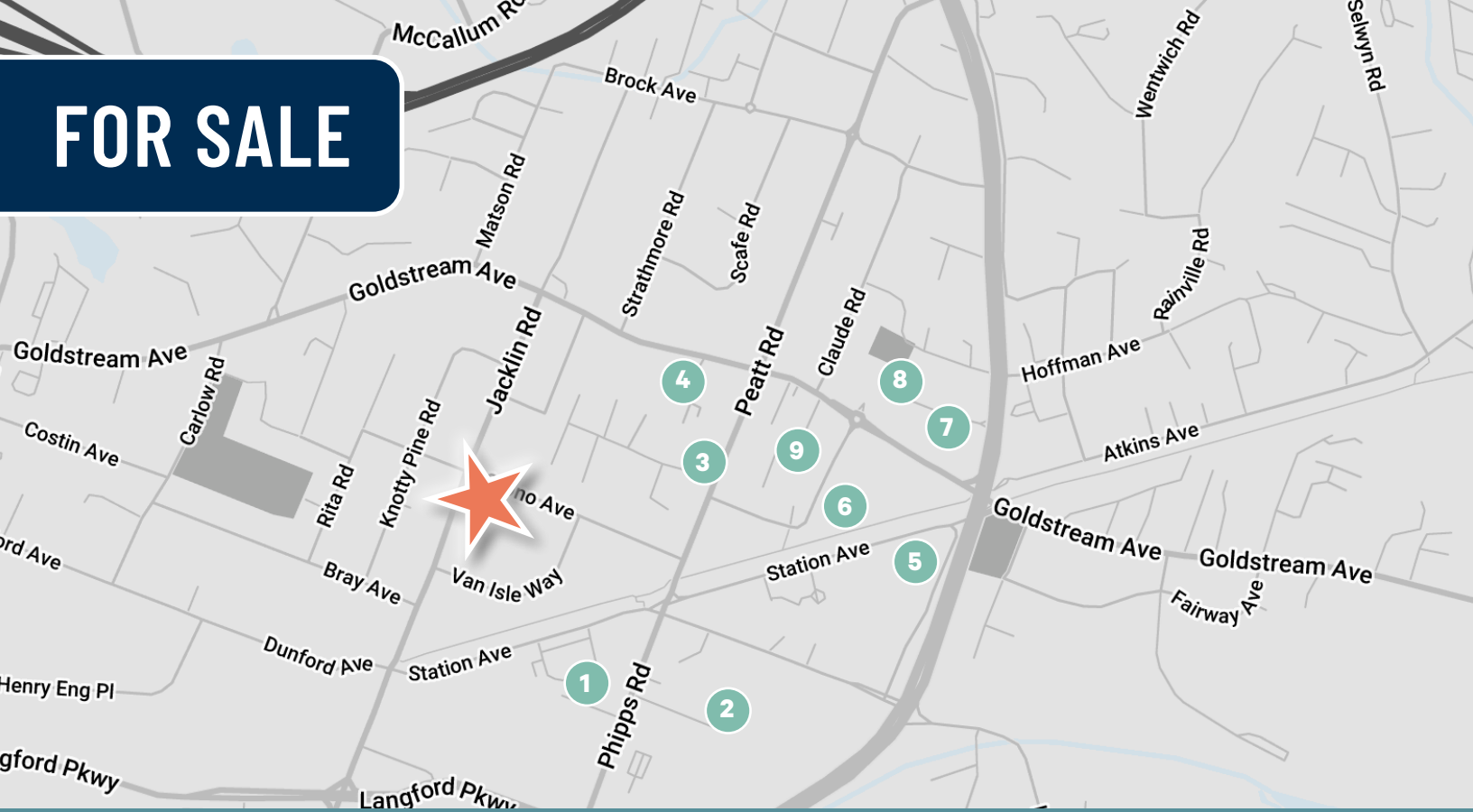
Including but not limited to....

- ✓ Financial institution
- ✓ Group daycare
- ✓ Office
- ✓ Retail
- ✓ Medical clinic
- ✓ Personal services

Sale Price
\$1,199,000



FOR SALE



INVESTMENT OPPORTUNITY - OFFICE STRATA UNIT

NEARBY AMENITIES

- | | | |
|----------------------|-------------------------|-----------------------|
| 1 Walmart | 4 Tim Hortons | 7 Bin 4 Burger Lounge |
| 2 RONA | 5 Floyd's Diner | 8 Fairway Market |
| 3 Rhino Coffee House | 6 Darcy's Pub Westshore | 9 Browns Socialhouse |

Contact Us

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