

FOR SALE

CBRE

1527 Fort Street

Fully Renovated | Condo-Quality 17-Suite Apartment Building

- Located In The Prestigious Rockland Neighbourhood -



1527 Fort Street

HILLTOP HOUSE

HIGHLIGHTS

- ✓ 17 suites with excellent suite mix
- ✓ Luxury finishings & appliances, quartz countertops
- ✓ Extremely well maintained / no deferred cap-ex
- ✓ Strong going in yield (4.5%)
- ✓ 8 suites with rental growth opportunity
- ✓ All suites individually metered
- ✓ Electric baseboard heat paid by tenants
- ✓ New Navien tankless hot water boiler
- ✓ Torch-on roof redone in 2023
- ✓ Elevator cab and components replaced in 2024
- ✓ Upgraded vinyl windows, sliders
- ✓ Vinyl covered decks and aluminum railings
- ✓ Hard wired smoke detection
- ✓ 14 paved parking stalls at rear
- ✓ Secure bike parking
- ✓ All units have dishwashers
- ✓ 17 storage lockers (one per unit)
- ✓ Coin-op laundry room (2 washers / 2 dryers, 2024)
- ✓ Steps from Stadacona Centre, Stadacona Park
- ✓ Direct proximity to transit, bike lane network
- ✓ Highly desirable rental location in Rockland
- ✓ Close to Downtown, Oak Bay, Royal Jubilee Hospital



SALIENT DETAILS

PID:	000-765-929
Legal Description:	PARCEL A, LOT 25, PLAN VIP737, SECTION 74, VICTORIA LAND DISTRICT, (DD275835-1) OF LOTS 25 & 26
Lot Size:	13,493 SF
Year Built	1968
Unit Count:	17 (Suite Mix on Page 4)
Storeys:	4
Parking:	14 Paved Surface Parking Stalls
Bike Parking:	Ample Secure Storage
Roof:	Torch-On Membrane (2023)
Hydro:	Units Individually Metered
Heating:	Electric Baseboard (Paid by Tenant)
Hot Water:	Navien Tankless Boiler (2021)
Electrical:	600 Amp Main
Elevator:	Thyssen Krupp (New Cab 2024)
Laundry	2 Washer / 2 Dryer (Coin-op, 2024)
Property Taxes:	\$22,960 (2024)
Current Zoning:	R3-AM-2 (Mid Rise)
OCP:	Urban Residential

PRICE: \$6,700,000

CAP RATE: 4.5% (On Actual Income/Expenses)
8 Suites with Rent Growth Opportunity

THE OFFERING

CBRE Limited is pleased to present for sale 1527 Fort Street in Victoria, BC. This exceptionally-well finished apartment building, known as Hilltop House features 17 residential suites on 13,493 SF of land and has been fully renovated top to bottom, with no deferred capital expenditures. Situated steps from Oak Bay Junction, this ideally located multi-family property offers tenants an unmatched blend of village style amenities and proximity to transit, all while only minutes from Downtown Victoria and Oak Bay. Owners will benefit from the numerous improvements throughout, a strong going in yield, and the highly desirable rental location.



WEST SIDE OF BUILDING



BACK OF BUILDING / PARKING

SUITE MIX



SUITE TYPE	# OF UNITS	AVG. RENT
1 Bedroom	13	\$1,764
1 Bed + Den	1	\$1,488
2 Bedroom	3	\$2,583
Total	17	\$1,892



BUILDING AMENITIES / COMMON AREAS



COMMON AREA - LOBBY/ENTRANCE



COMMON AREA - LAUNDRY

SUITE PHOTOS



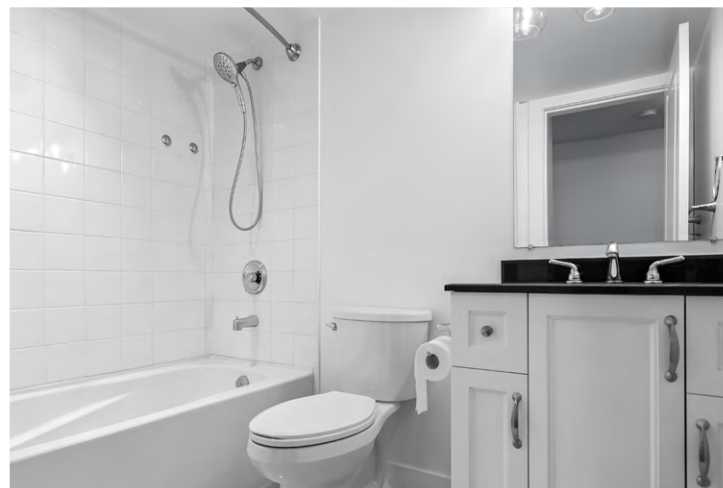
SUITE - LIVING ROOM



SUITE - BALCONY



SUITE - KITCHEN



SUITE - BATHROOM



COMMON AREA - ELEVATOR



COMMON AREA - STORAGE LOCKERS

OAK BAY JUNCTION NEIGHBOURHOOD AMENITIES



STADACONA CENTRE



STADACONA PARK

OAK BAY JUNCTION VICTORIA, BC

Oak Bay Junction in Victoria, BC, offers a perfect blend of convenience and charm. This vibrant neighborhood features a mix of local shops, cafes, and essential services, making daily errands a breeze. Residents can enjoy easy access to public transportation, connecting them to downtown Victoria and beyond. The nearby Oak Bay Village adds to the community feel, with its picturesque streets and friendly atmosphere. Additionally, the proximity to beautiful parks and scenic waterfront areas allows for outdoor activities and leisurely strolls, enhancing the overall quality of life in this welcoming locale.

LOCAL AMENITIES

FOOD & BEVERAGE

1. Subway
2. Shine Cafe
3. Tartan Toque
4. Origin Bakery
5. Christie's Pub
6. QV Coffee House
7. Starbucks
8. Penny Farthing Pub
9. Discovery Coffee
10. Village Butcher
11. Oak Bay Seafood
12. The Oaks Tearoom

SHOPPING & SERVICE

13. Vessel Liquor
14. Urban Grocer
15. Shoppers Drug Mart
16. Esso Gas Station
17. Freddie's Market
18. Pocket Clothing
19. Red barn Market
20. Save-On Foods
21. BC Liquor
22. Harry's Flowers
23. Oak Bay Bikes
24. LifeLabs

INSTITUTIONAL

25. Oak Bay High School
26. Stadacona Park
27. Oak Bay Marina
28. Sundance Elementary
29. Oak Bay Rec Centre
30. Glenlyon Norfolk School



DEMOGRAPHICS - 1KM

Current Population	15,765
Population Increase (5 YR)	2.5%
Households	8,264
Average Household Income	\$102,321
Average Age	39.7
Owned Dwellings	39.5%
Rented Dwellings	60.5%



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EXCLUSIVE ADVISORS:

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