

The
STANLEY
APARTMENTS

340 LINDEN AVENUE

CBRE

For Sale

Fully Renovated 16-Suite Character Conversion Apartment

Steps From Cook Street Village

VICTORIA, BC



The
STANLEY
A P A R T M E N T S

340 LINDEN AVENUE



SALIENT DETAILS

PID:	000-188-727 000-188-735
Lot Size:	7,055 SF
Year Built	1914
Unit Count:	16 (Unit Mix on Page 4)
Rentable Area:	8,178 SF
Occupancy:	100%
Storeys:	2
Roof:	Asphalt Shingle
Hydro:	Units Separately Metered
Heating:	Electric Baseboard
Hot Water:	Gas Hot Water Tank (2019)
Electrical:	400 Amp Main
Property Taxes:	\$26,376 (2025)
Current Zoning:	R3-AM-2 (Mid Rise)

PRICE: \$5,950,000
CAP RATE: 4.90%

THE OFFERING

CBRE Limited is pleased to present for sale 340 Linden Avenue in Victoria, BC. This exceptionally-well renovated character conversion, named *The Stanley*, features 16 contemporary residential suites. Situated steps from Cook Street Village, this ideally located multi-family property offers tenants an unmatched blend of village style amenities and proximity to iconic waterfront parklands, all while only minutes from Downtown Victoria. With no near term cap-ex requirements and 100% occupancy, owners will benefit from the low maintenance design and a neighbourhood with extremely high rental demand.

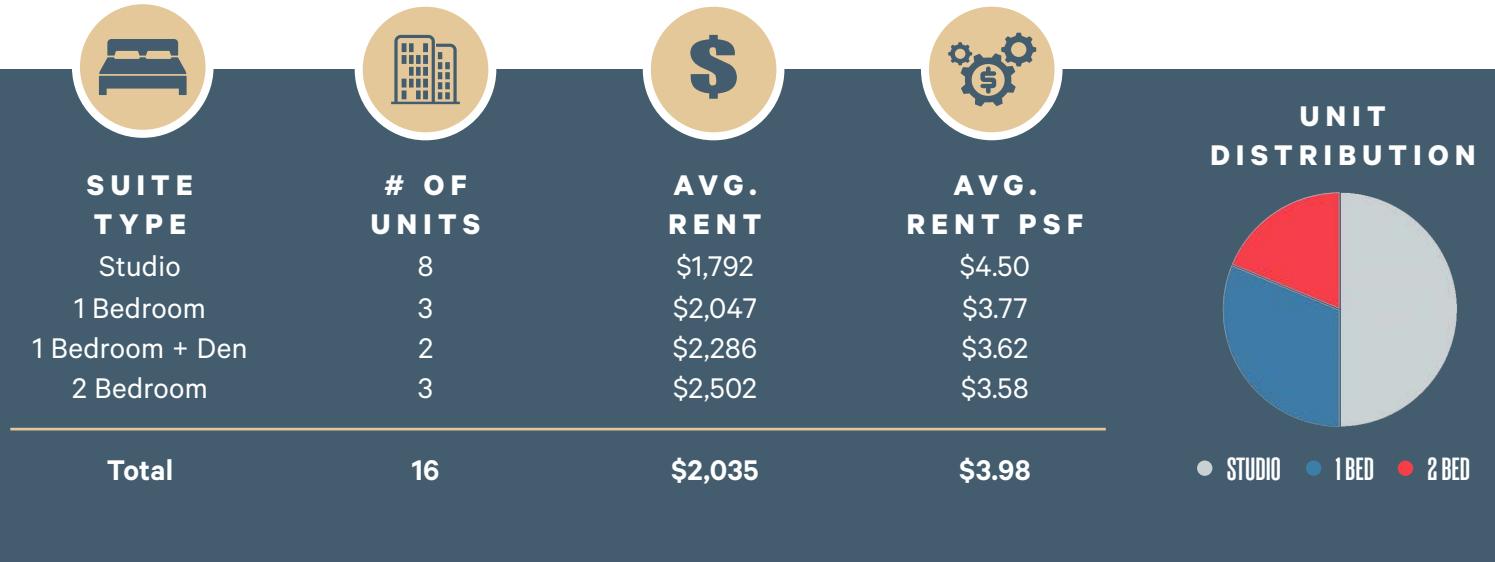


FRONT OF BUILDING ON LINDEN AVENUE

HIGHLIGHTS

- 16 suites with excellent suite mix
- Fully renovated to extremely high standard (2017)
- Quartz countertops & soft-close cabinetry
- All units have in-suite laundry & dishwashers
- Stainless steel appliances and sinks
- Vinyl wide-plank flooring in living areas
- All suites individually metered
- Electric baseboard heat paid by tenants
- Asphalt shingle roof in excellent condition
- Double-glazed enhanced Low-E vinyl windows
- 16 storage lockers & secure bike storage
- Thoughtfully designed low-maintenance landscaping
- Steps from highly desirable Cook Street Village, Beacon Hill Park, Dallas Road Beach
- Direct proximity to numerous transit options

SUITE MIX



SUITE / BUILDING AMENITIES



IN SUITE LAUNDRY



COMMON AREA - SIDE ENTRANCE



COMMON AREA - FRONT ENTRANCE



COMMON AREA - SECURE BIKE STORAGE

SUITE PHOTOS



SUITE - LIVING ROOM



SUITE - LIVING AREA



SUITE - KITCHEN



SUITE - BATHROOM

FAIRFIELD NEIGHBOURHOOD AMENITIES



BEACON HILL PARK



DALLAS ROAD BEACH

COOK STREET VILLAGE | VICTORIA, BC

Cook Street Village, located in the heart of Victoria, British Columbia, is one Victoria's most desirable neighbourhoods. Residents enjoy a vibrant atmosphere, with local shops, cafes, and restaurants, including the beloved Cook Street Market, which features fresh produce and artisanal goods. Nature lovers benefit from nearby Beacon Hill Park, offering picturesque gardens and walking trails for outdoor activities and community events. With accessible public transportation, commuting to downtown Victoria is a breeze, allowing residents to enjoy the tranquility of village life while staying connected to the city.



340 LINDEN AVE

LINDEN AVENUE

MCKENZIE STREET

DEMOGRAPHICS - 1 KM

Current Population	17,042
Projected Pop. Increase (5 YR)	5.2%
Households	9,639
Average Household Income	\$102,069
Average Age	46.1
Owned Dwellings	43%
Rented Dwellings	57%

LOCAL AMENITIES

FOOD & BEVERAGE

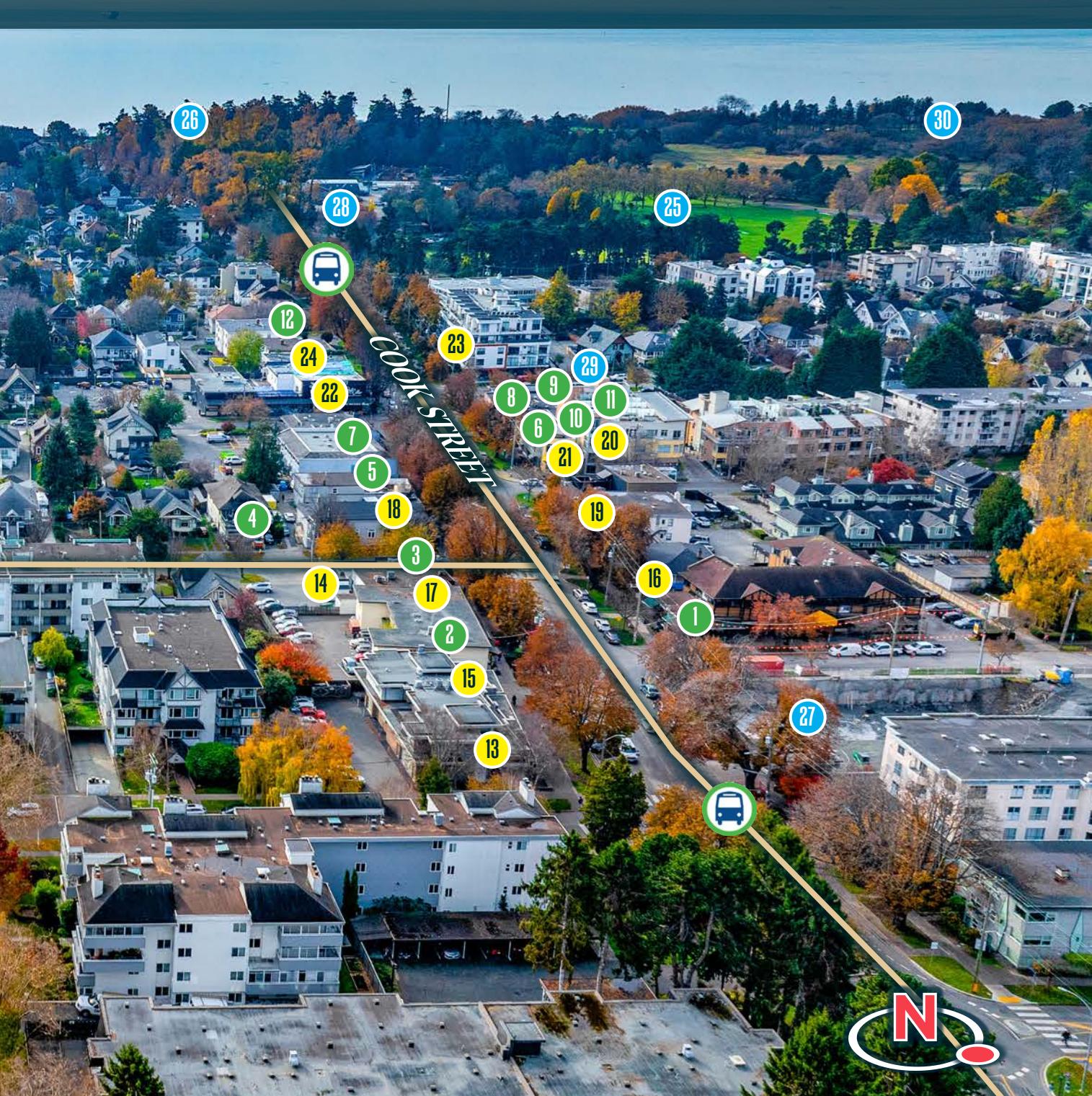
1. Starbucks
2. Moka House
3. Big Wheel Burger
4. Village Food Court
5. Morning People
6. Bubby Rose Bakery
7. The Beagle Pub
8. Poke Fresh
9. Pizzeria Primastrada
10. Empire Donuts
11. Benjos Tacos
12. Thunderbird Korean

SHOPPING & SERVICE

13. Cook St Dental
14. Cirlk Pilates
15. Books & Shenanigans
16. Heiser & Winski Law
17. Lifestyle Markets
18. Kays Korner Goods

INSTITUTIONAL

19. Cook St Liquor
20. Lumber World
21. Cook St Medical
22. The Root Cellar
23. ASH Refillary
24. Cook St Spa
25. Beacon Hill Park
26. Dallas Road Beach
27. Mixed-Use Development
28. Lawn Bowling / Croquet
29. Canada Post
30. Mile Zero



Fully Renovated 16-Suite Character Conversion Apartment Building

Steps From Cook Street Village

VICTORIA, BC



PRICE: \$5,950,000

EXCLUSIVE ADVISORS:

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