

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

APARTMENTS

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.


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



FRONT OF BUILDING ON LINDEN AVENUE


SUITE MIX



SUITE TYPE

Studio
1 Bedroom
1 Bedroom + Den
2 Bedroom


Total



OF UNITS

8
3
2
3


16



AVG. RENT

\$1,792
\$2,047
\$2,286
\$2,502

\$2,035




AVG. RENT PSF

\$4.50
\$3.77
\$3.62
\$3.58

\$3.98

UNIT DISTRIBUTION



● STUDIO ● 1 BED ● 2 BED

SUITE PHOTOS



SUITE - LIVING ROOM



SUITE - LIVING AREA



SUITE - KITCHEN



SUITE - BATHROOM

SUITE / BUILDING AMENITIES



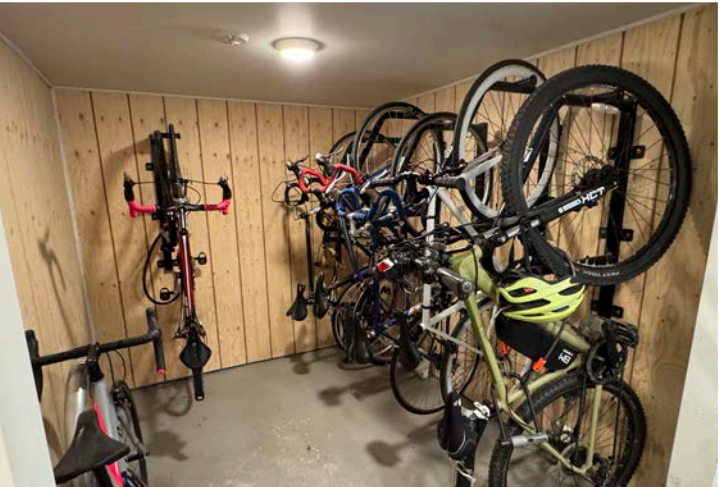
IN SUITE LAUNDRY



COMMON AREA - SIDE ENTRANCE



COMMON AREA - FRONT ENTRANCE



COMMON AREA - SECURE BIKE STORAGE

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.

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. CirkI Pilates
- 15. Books & Shenanigans
- 16. Heiser & Winski Law
- 17. Lifestyle Markets
- 18. Kays Korner Goods
- 19. Cook St Liquor
- 20. Lumber World
- 21. Cook St Medical
- 22. The Root Cellar
- 23. ASH Refillary
- 24. Cook St Spa

INSTITUTIONAL

- 25. Beacon Hill Park
- 26. Dallas Road Beach
- 27. Mixed-Use Development
- 28. Lawn Bowling / Croquet
- 29. Canada Post
- 30. Mile Zero



340 LINDEN AVE

LINDEN AVENUE

MCKENZIE STREET

COOK STREET

DEMOGRAPHICS - 1KM

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%



The
STANLEY
APARTMENTS

340 LINDEN STREET

For Sale

Fully Renovated 16-Suite Character Conversion Apartment Building

Steps From Cook Street Village

VICTORIA, BC

ROCKLAND

FAIRFIELD

LINDEN AVENUE

COOK ST VILLAGE

COOK STREET

MCKENZIE STREET

PRICE: \$5,950,000

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

DOWNLOAD C.A. &
ACCESS DATA ROOM

CBRE

CBRE Limited | 110-800 Yates Street, Victoria, BC V8W 1L8 | 250 386 0000

www.cbre.ca
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, Envrionics Analytics, Microsoft Bing, Google Earth.