

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: | \$24,052 (2024) |
| Current Zoning: | R3-AM-2 (Mid Rise) |

PRICE: \$6,500,000
CAP RATE: 4.42%

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.

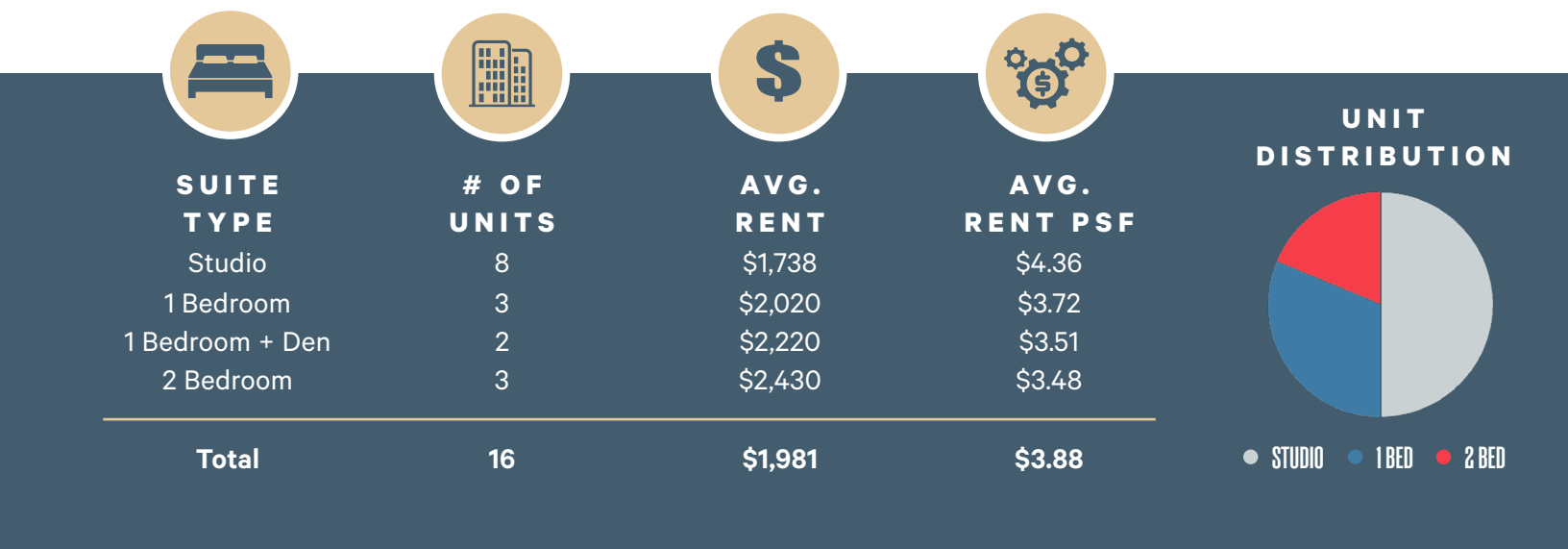
HIGHLIGHTS

- 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 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% |



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Steps From Cook Street Village

VICTORIA, BC

ROCKLAND

FAIRFIELD

COOK ST VILLAGE

LINDEN AVENUE

COOK STREET

MCKENZIE STREET

PRICE: \$6,500,000

EXCLUSIVE ADVISORS:

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