Exceptionally Well-Maintained 12-Suite Vintage Apartment

in the Heart of Cook Street Village

VICTORIA, BC





Year Built: 1949

Unit Count: Rentable Area:

Occupancy:

Storeys:

Roof:

Hydro: Heating:

Hot Water: Gas Furnace | 120 Gallon Tank

Laundry:

Property Taxes:

Current Zoning:

12 (Unit Mix on Page 4) 9,390 SF (Approx.)

100%

Torch-on Membrane (2008)

Separately Metered

Radiant Hot Water Heating

Coin-op (Owned)

\$13,666 (2024)

R3-A1 (Low Profile Multiple

Dwelling District)

THE OFFERING

CBRE Limited is pleased to present for sale 1069 Southgate Avenue in Victoria, BC. This exceptionally-well maintained vintage apartment, named Casa Verde, features 12 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 under market rents (61% spread to market) owners will benefit from income upside in a neighbourhood with extremely high rental demand.



PROPERTY OUTLINE

- 3-storey walk-up with original old-growth fir wooden staircase and original wrought iron railings
- Exceptionally well-built with 2 inside access shafts for easy access to plumbing / electrical / roof
- 10 large ±870 SF one-bed suites plus 2 studio units
- Under market rents provide income upside
- (61% spread to market)
- 8 suites have original soft-wood flooring
- Direct proximity to numerous transit options
- Original vintage fixtures have been restored and retained wherever possible
- In-building secure bike storage
- 7 large storage lockers, 1 storage closet
- 2 rented garages, 3 off-street parking stalls
- Exceptional proximity to amenities and transit

SUITE MIX



^{*}Market rent is based on the most recently achieved rental rate for a comparable unit in the building, or in comparable nearby buildings

PROPERTY PHOTOS



SUITE - LIVING ROOM



SUITE - LIVING AREA



COMMON AREA - SUITE ENTRANCES



VIEW FACING EAST FROM SOUTHGATE

PROPERTY PHOTOS



COMMON AREA – LAUNDRY ROOM



COMMON AREA – STAIRCASE



FRONT ENTRANCE



COMMON AREA – SECURE BIKE STORAGE

FAIRFIELD NEIGHBOURHOOD AMENITIES

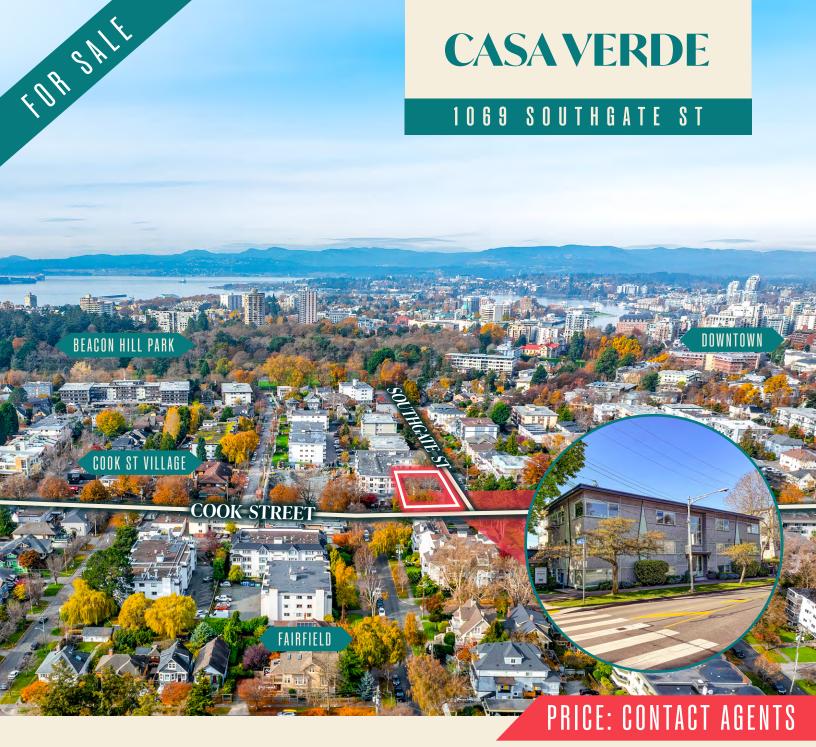


BEACON HILL PARK



DALLAS ROAD BEACH





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