

# 410

Michigan St

VICTORIA, BC

CBRE

For Sale

## 7-Unit Apartment Building in Premium Location

*Steps From the Inner Harbour & James Bay Square*



# 410

## Michigan Street



### SALIENT DETAILS

Civic Address:	410 Michigan Street   Victoria, BC
PID:	009-382-925
Legal Description:	LOT 1880, VICTORIA LAND DISTRICT
Land Size:	9,240 SF
Gross Building Area:	4,960 SF (Approx.)
Year Built	1954
Unit Count:	7
Construction:	Wood-Frame on Concrete
Storeys:	2
Parking:	7 Paved Surface Stalls at Rear
Roof:	Torch-On Membrane
Heating:	Electric Baseboard (Tenant Pays)
Hot Water:	Separate H/W Tanks for Each Unit
Hydro:	All Units Separately Metered
Electrical:	200 amp
Laundry:	Laundry Room
Property Taxes:	\$10,750 (2025)

### THE OFFERING

CBRE Limited is pleased to introduce 410 Michigan Street - a seven-unit walk-up apartment situated in a premier James Bay location. Residents enjoy easy walking access to many of Victoria's Inner Harbour, as well as a range of amenities in James Bay Square. The property is designated "Urban Residential" under the City of Victoria's Official Community Plan, supporting redevelopment potential for mid-rise, multi-unit buildings of approximately six storeys with an allowable density of up to 2:1 FSR.

**PRICE: \$2,795,000**

### Investment Highlights

- 7-unit walk up apartment
- Two 2-beds, four 1-beds, and one bachelor unit
- Exceptionally well-located, steps from Inner Harbour
- Hydro, heat paid by tenants
- Individual hot water tanks for each unit
- Windows replaced with double glazed vinyl
- Paved rear parking lot with 7 surface stalls & additional covered parking structure
- Opportunity to monetize in-building laundry
- Highly desirable rental neighbourhood
- Highly amenitized neighbourhood with grocery, pharmacy, parks, transit and more...
- Strong in-place holding income
- Long-term development potential with favorable OCP designation (Urban Residential)



#### SUITE TYPE

Bachelor  
1 Bed  
2 Bed



#### # OF UNITS

1  
4  
2



#### AVG. RENT

\$1,400  
\$1,968  
\$2,383

**Total**

**10**

**\$2,005**

# 410

## Michigan St

VICTORIA, BC



### James Bay Square

- Thrifty Foods
- Spinnakers Liquor
- Pharmasave
- Bent Mast Pub



MacDonal Park

Discovery Coffee

Irving Park

Red Barn Market

MICHIGAN ST

SUPERIOR ST

**PRICE: \$2,795,000**

## EXCLUSIVE ADVISORS:

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## SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES

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