

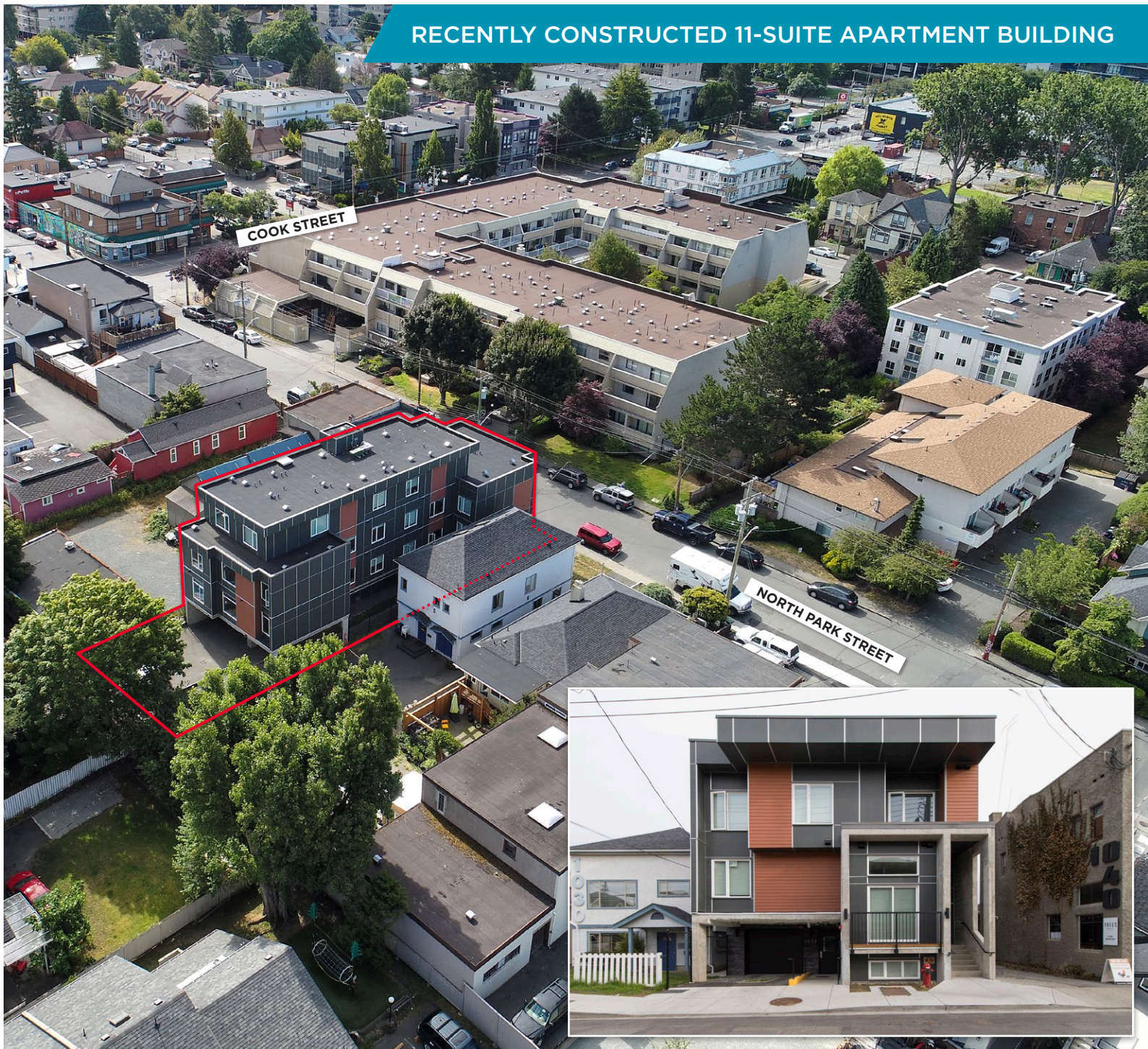
FOR SALE

1032 NORTH PARK STREET • VICTORIA, BC



**CUSHMAN &
WAKEFIELD**

RECENTLY CONSTRUCTED 11-SUITE APARTMENT BUILDING



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OPPORTUNITY

1032 North Park Street, Victoria, BC (the “Property”) is a recently built, 11 suite, 4-storey modern concrete and wood-frame, purpose-built rental apartment building. The Subject features contemporary stylish suites, in-suite laundry, an elevator and secured on site parking. The Property is located in Victoria’s North Park neighbourhood, ideally situated on the north-eastern periphery of the downtown core.

IMPROVEMENTS

Constructed of wood frame over a concrete foundation and parkade, 1032 North Park Street was recently completed in 2016. Serviced by an elevator, the property features 11 modern, unique and well-appointed suites: a two-level two-bedroom townhome, seven two-bedrooms, and three one-bedrooms. There are a total of five parking stalls – two of which covered. Suite features include wood floors throughout, in-suite laundry, dishwashers (most suites), individual 60-gallon hot-water tanks, nine-foot ceilings, six-foot high double-width windows, contemporary cabinetry, and more. There are seventeen secured bike stalls, including six for visitors.

SALIENT DETAILS

Legal Description	The Easterly 35 feet of Lot 22, Suburban Lot 13, Victoria, Plan 26
PID	009-325-557
Zoning	CR-NP, North Park Commercial Residential District
Taxes (2020)	\$17,447
Construction	2016
Land size	4,967 sf
Number of units	11
Gross Floor Area	8,379 sf
Net Rentable Area	5,903 sf
List Price	\$3,990,000

LOCATION

1032 North Park Street is situated adjacent to and southeast of Downtown Victoria at the convergence of the emerging and eclectic North Park, Fernwood and Harris Green neighborhoods. A short walk Downtown, the property is also just steps from North Park Village on upper Cook Street. The property enjoys immediate access by foot to a broad range of grocery, service and recreational amenities. Positioned on the north side of North Park Street, just west of Cook Street, the subject property is strategically and ideally located in the path of Downtown Victoria's ongoing expansion.

North Park Village represents a community intent on bringing business, services and residents together as a sustainable, urban village. North Park and Fernwood represent two of the oldest residential neighborhoods in Victoria, while enjoying close proximity to Downtown. In addition to elementary and secondary schools close by, there is a new Save-On Foods grocery store less than two blocks away, while London Drugs is one block further south. Numerous shops and restaurants, a major local hardware store (Castle Hardware), Royal Athletic Park, Crystal Pool, Save-On Foods Memorial Centre, and access to the new bicycle path network forming in Victoria are within blocks of 1032 North Park Street. The area is also well-served by multiple transit routes along Cook, Quadra, Pandora and other nearby streets.

SITE DESCRIPTION

Situated mid-block, rectangular in shape and relatively level in topography, the site is approximately 4,967 square feet (according to B.C. Assessment records).

ZONING

The Property is zoned CR-NP, North Park Commercial Residential District, which is limited to residential uses except uses such as churches, public buildings, public schools, private schools and hospitals. The Floor Area Ratio (FSR) shall not exceed 1.5 and maximum height, 12 meters.



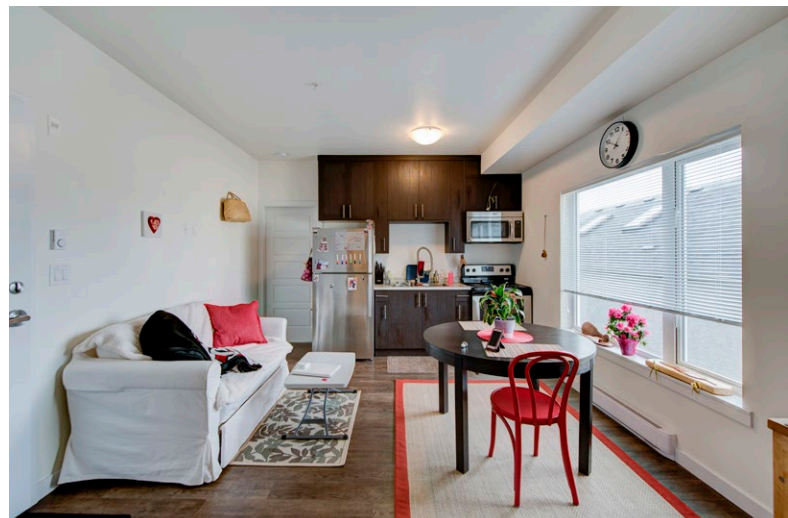
WALK SCORE
WALKER'S PARADISE
90



TRANSIT SCORE
EXCELLENT TRANSIT
73



BIKE SCORE
BIKER'S PARADISE
99



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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