

845 Princess Ave, Victoria

\$1,789,999



You are invited to this rare opportunity to acquire the jewel at Central Park and Crystal Pool Recreation Centre. A 13 suite revenue & character apartment building, mere blocks to Downtown and on all bus routes. Corrected Current Gross Effective Income greater than \$157,000+. 6.3% Cap Rate; improved easily upon gentle stabilization. Professionally managed and meticulously cared for 5 1BR self contained suites and 7 studio and 1BR suites with shared amenities. Potential bonus density afforded by Schedule G bylaw. Coveted Legal, Non-Conforming Bonused FSR (Floor Space Ratio) allows up to 14 units. Cherished in a family portfolio for over 30yrs, this opportunity is now exclusively available to serious investors, alone. Request access to dropbox financials with a signed confidentiality agreement. All measurements to be verified. This one will earn well in any portfolio! Arrange viewings with Listing Agent. (id:56120)

KEY INFORMATION

MLS® 979663

Multifamily

Central Park

0 Bedrooms

0 Bathrooms

0 SF

6,000 SF Lot

FEATURES

Year Built: 1912

Listed By: Royal LePage Coast Capital - Chatterton

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