

For Sale

Units 6 & 7 - 415 Dunedin Street

Victoria, BC

**TWO CENTRALLY-LOCATED SIDE-BY-SIDE COMMERCIAL STRATA UNITS
IDEAL FOR AN OWNER OCCUPIER OR INVESTOR**



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**Personal Real Estate Corporation*

**AVISON
YOUNG**

Units 6 & 7 415 Dunedin Street

Victoria, BC

Salient Details

LEGAL DESCRIPTIONS

Strata Lot 6 & 7, Plan VIS4375, Section 5, Victoria Land District, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V

PIDS

023-874-180

023-874-198

STRATA SIZE

#6 - 415 DUNEDIN ST 2,086 SF

#7 - 415 DUNEDIN ST 2,086 SF

Total 4,172 SF

STRATA FEES

\$940.68/month total

PARKING

4 exclusive stalls

BUILDING AGE

Constructed in 1996

ELECTRICAL

2 x 200-amp breaker panel
(one for each strata lot)

HEATING

Electric baseboard

PLUMBING

The main floor offers a laundry room and 2-piece bathroom. The second levels offer one 3-piece bathroom

ZONING

S-8 Zone, Garbally Limited Service District

2022 PROPERTY TAXES

\$18,956 (total)

Opportunity

Excellent opportunity for an owner/occupier or investor to purchase two commercial strata units in the "Selkirk Waterway" area just north of the downtown core of Victoria. The units combine to total 4,172 square feet which is divided equally between two floors. The ground-floor area is open with no demising wall in place which offers a functional layout that would be suitable for a wide variety of purposes and users. Each strata unit has a 10' x 10' bay door.

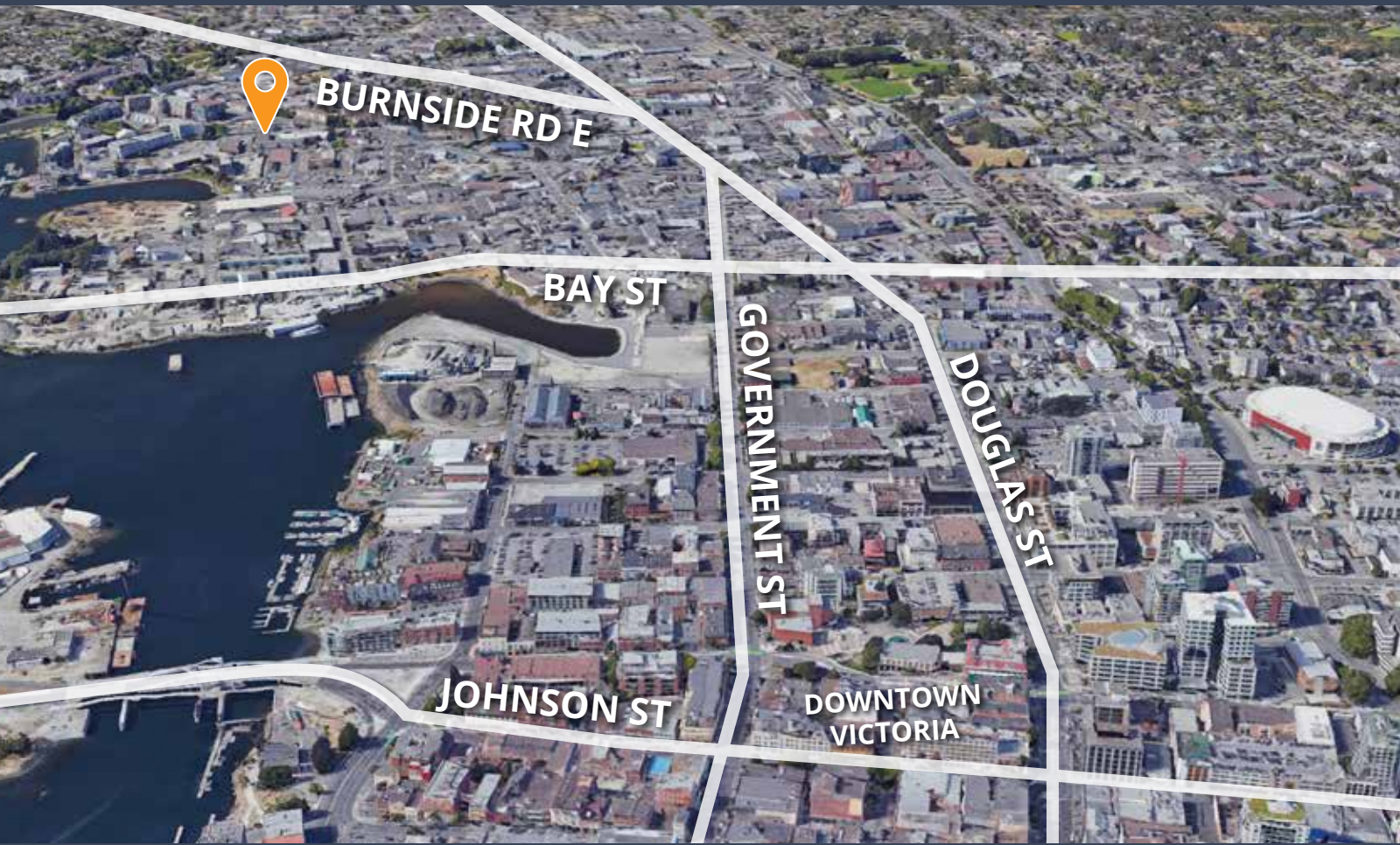


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ASKING PRICE

\$1,599,000

Prospective purchasers are invited to contact the Listing Agent for more information. To receive access to the virtual data room, please request a confidentiality agreement from the Listing Agent.

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