For Sale

Pacific Central

2835 Peatt Road, Langford, BC

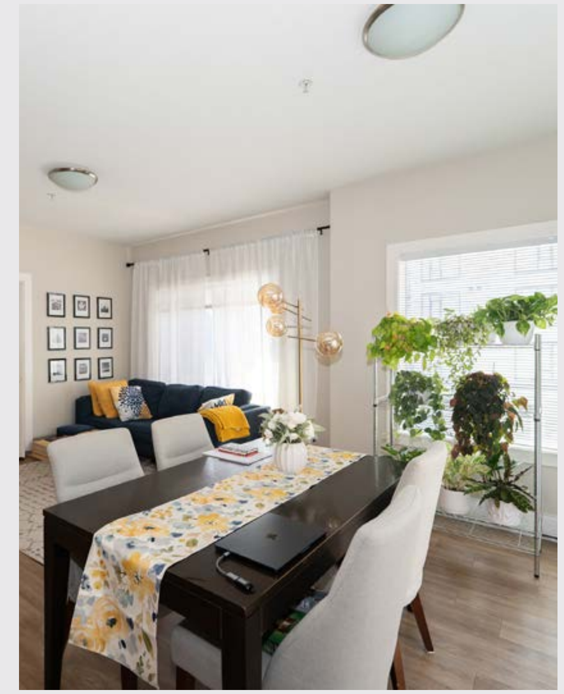
Opportunity to acquire a 2014-built mixed-use apartment building in the core of Downtown Langford, located within walking distance of major amenities and employment nodes, offering strong in-place income with future rental growth potential.

Opportunity

The McEvay Blair Multifamily Group of Marcus & Millichap is pleased to present the opportunity to acquire Pacific Central, a well-maintained mixed-use apartment building strategically located in the heart of Downtown Langford, one of Greater Victoria's fastest-growing and most dynamic urban centres. Constructed in 2014, the Property comprises 15 residential suites and a ground-floor commercial unit, providing investors with a diversified income stream, modern construction, and an attractive suite mix of one-bedroom plus den and two-bedroom units.

Positioned within walking distance of shopping, restaurants, services, recreation, and transit, Pacific Central benefits from strong underlying rental demand driven by Langford's sustained population growth, expanding employment base, and relative housing affordability compared to the City of Victoria. The Property generates stable in-place cash flow while offering investors a clear path to future revenue growth through the continued optimization of below-market residential rents as suites turn over.

Featuring desirable tenant amenities including elevator service, in-suite laundry, stainless steel appliances, private balconies, covered parking, and bike storage, Pacific Central represents a rare opportunity to acquire a newer-vintage apartment asset with limited near-term capital requirements. The combination of stable income, rental upside, and an irreplaceable urban location creates a compelling investment opportunity in one of British Columbia's most sought-after multifamily markets.



Investment Highlights

- Turnkey Asset with Stable Cashflow
- Utilities Paid for by Tenants
- Newer-Vintage Asset
- Minimal Near-Term Capital Requirements
- Long-term Rental Growth Potential
- Attractive Suite Mix with Broad Rental Appeal
- Property Transfer Tax Savings through Share Purchase Sale

Building Highlights

- Built 2014
- Electric baseboard heating
- Individual hot water tanks
- Concrete foundation with hardie board and manufactured stone veneer cladding exterior
- Asphalt Shingles Roof with pitched wooden roof deck
- In-suite laundry and dishwashers
- quartz countertops, stainless steel appliances, wooden cabinets and luxury vinyl plank flooring
- 16 covered parking stalls
- 4 piece bathrooms
- Large bike storage room

Salient Details

Address
2835 Peatt Road, Langford, BC

PID
029-443-008

Lot Size
8,036 sf (80' x 100')

Net Rentable sf
11,682 sf*

Year Built
2014

Construction
4 Storey Wood-Frame

Average Rent/SF
$2.24

16 Units
3-1 Bedroom + Den, 12-2 Bedroom, 1-Commercial

Net Income
$243,969

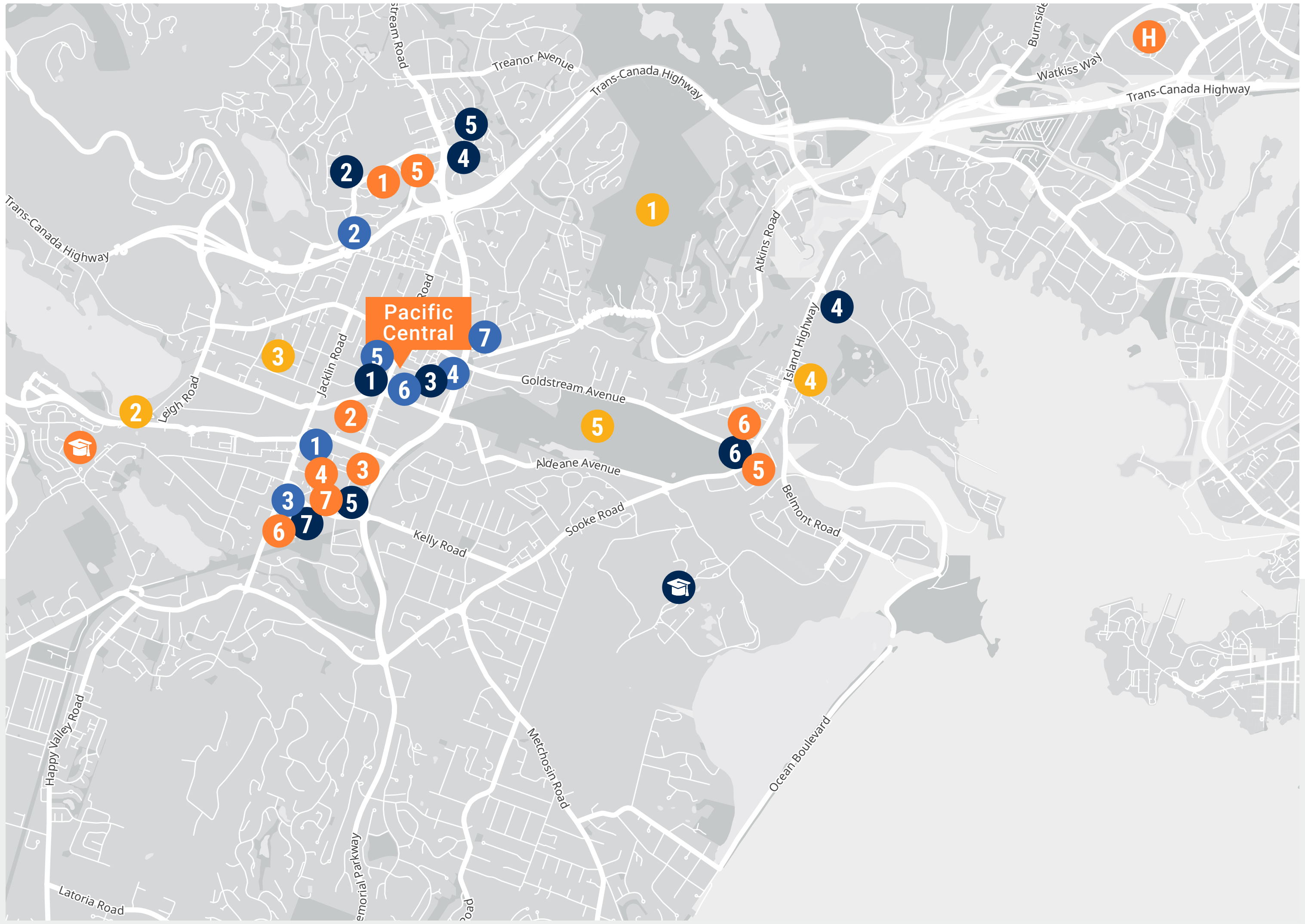
Cap Rate
4.21%

List Price
$5,790,000

Offering Process
Access to the online data room is available upon execution of the digital Confidentiality Agreement.

CA & Data Room

*Purchaser to Verify



Amenities

Cafes/Bakeries
1. Rhino Coffee House
2. Babka
3. MorningStar Coffee
4. Serious Coffee
5. Cobs Bread
6. Pilgrim Coffee House
7. Origin Gluten-Free Bakery

Shopping/Services
1. Costco
2. Walmart Supercentre
3. Real Canadian Superstore
4. Westshore Town Centre
5. Save-On-Foods
6. Thrifty Foods
7. Shoppers Drug Mart

Dining/Entertainment
1. Cineplex Odeon Cinemas
2. Mr. Mikes
3. Liberty Kitchen
4. Give Pizza Chance
5. House of Boateng Café
6. Emporia
7. Boston Pizza

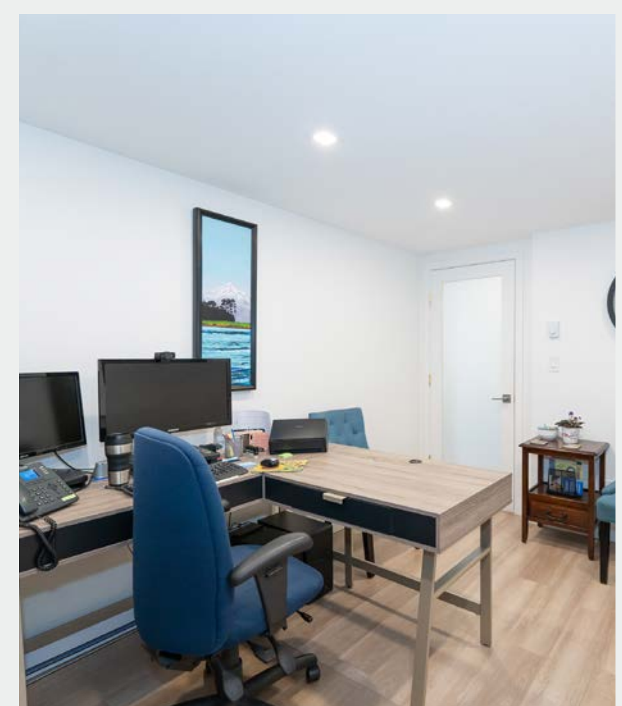
Recreation
1. Mill Hill Regional Park
2. Langford Lake Beach Park
3. Centennial Park
4. West Shore Recreation Centre
5. Royal Colwood Golf Club

H **Victoria General Hospital**

Royal Roads University

Belmont Secondary School

WALK SCORE
Walker's Paradise
92



Marcus & Millichap
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