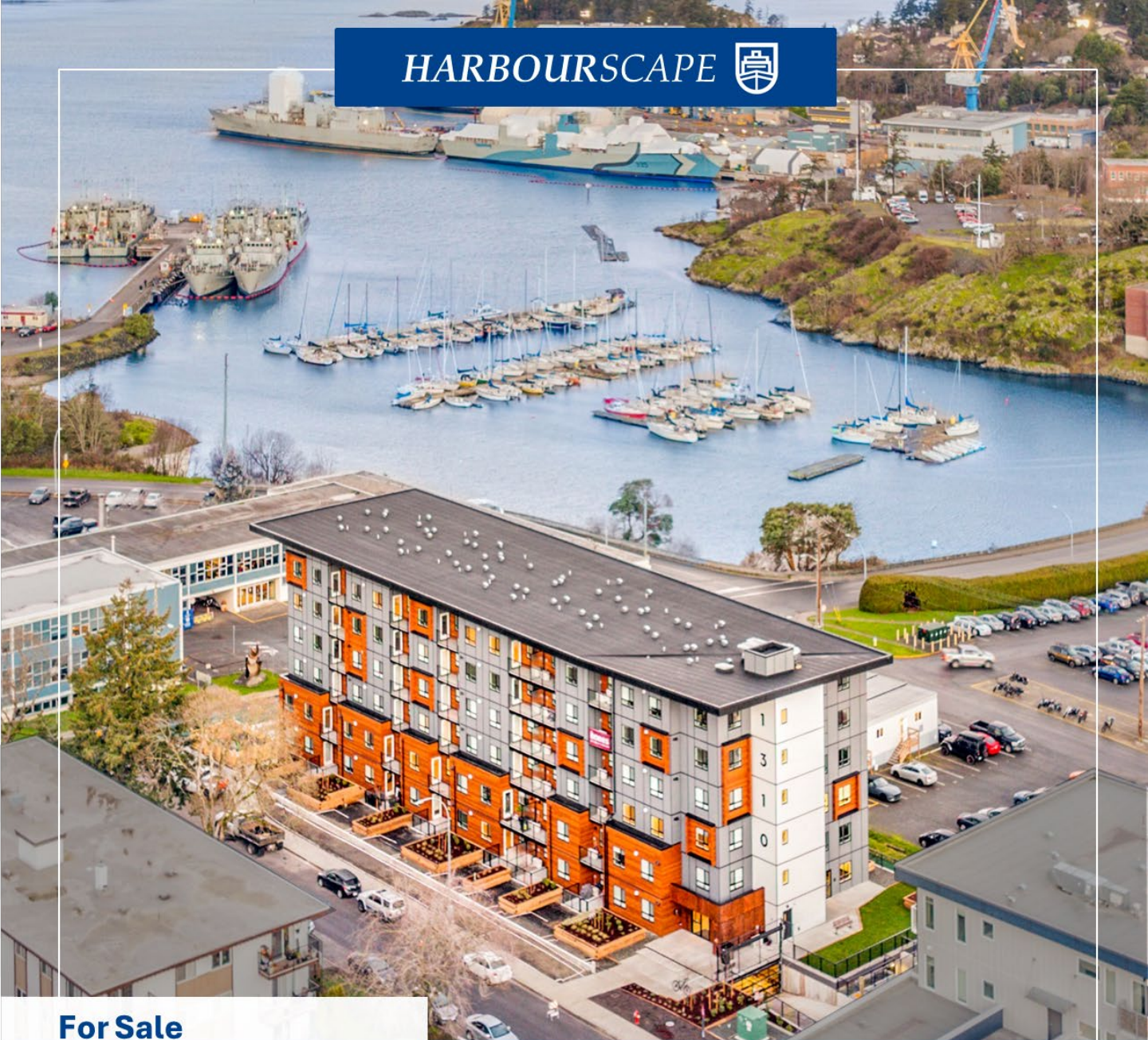


HARBOURSCAPE



For Sale

Newly Constructed 72 Unit Apartment Building Located in Greater Victoria with Expansive Ocean Views

1310 Saunders St, Esquimalt, BC

- * Built to Step Code 3
- * 6 Affordable Units

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Macdonald

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Opportunity

Macdonald Commercial and WestUrban Developments are pleased to offer for sale, Harbourscape, located at 1310 Saunders St, Esquimalt, BC ("the Property").

Harbourscape is situated in the rapidly growing and vibrant municipality of Esquimalt, steps away from the ocean, CFB Esquimalt Naval Base, retail shops, banks, schools, parks and a myriad of additional community amenities.

This premium apartment building has 72 units made up of a practical suite mix of 1, 2 and 3-bedroom units. There are a multitude of high-end features including a fitness center, secured underground parking, storage units, dog wash, and bike room with wash.

Furthermore, Harbourscape is built to Step Code 3, ensuring reduced OpEx and efficient/effective operations. The Property is held in bare trust, allowing prospective suitors to save on property transfer tax. This opportunity is a strategic, top tier investment undoubtedly positioned for longstanding capital appreciation and secure rental income.

Location

Esquimalt is located on the southeast coast of Vancouver Island, four kilometres west of the City of Victoria in the heart of the Capital Region. The municipality is one of the fastest growing in Greater Victoria, where rental demand is exceedingly strong for new build, premium product. The property is minutes away from CFB Esquimalt, Naden Athletic Centre, Wurtele Arena, Memorial Park, and Red Barn Market, and is only a 10-minute drive from Downtown Victoria. The oceanside location provides convenience and allure for many solid tenant profiles, including members of the Canadian Armed Forces and Government.

WestUrban Developments



WestUrban Developments Ltd. is one of Western Canada's leading property development companies. They specialize in large scale residential and commercial development projects that include neighborhoods of detached homes, townhomes, condominiums and low-rise apartment buildings. Through a diverse range of property development projects, they provide quality housing for homeowners wishing to purchase a new townhome or condo low-rise well as a searchable network of modern, pet friendly apartment units. WestUrban serves all areas of residential development with an impressive commitment to quality and integrity.

WestUrban's highly experienced in-house team of development professionals work with many property developers, clients, and stakeholders – taking projects from conception to completion. Their services include development of concepts, design and planning, construction, finishing, and property management. WestUrban also works with municipal planners to meet the housing needs of growing communities through infill development projects, providing effective strategies for long term housing opportunities.



HARBOURSCAPE



Salient Details

Address:

1310 Saunders St, Esquimalt,
British Columbia, Canada

PID:

031-634-869

Legal:

LOT 1, SUB BLOCK 45, PLAN EPP118131,
ESQUIMALT LAND DISTRICT

Lot size:

24,649 sf

Net Rentable Area:

46,345 sf

Units:

72 (6 affordable market units)

Suite mix:

1 bed, 1 bath: 30
2 bed, 2 bath: 37
3 bed, 2 bath: 5

Average Unit Size:

644 sf

Storeys:

6

Parking:

70 secure, underground stalls (2 visitor)

Title:

Bare trust

Pricing Guidance:

Please contact agents



HARBOURSCAPE

72
Total Suites

66
Market Rental Suites

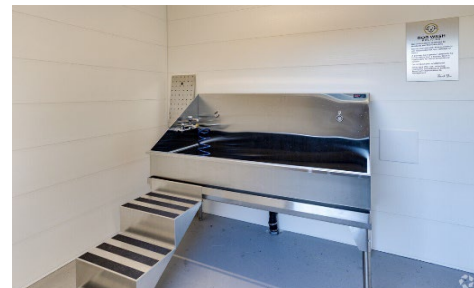
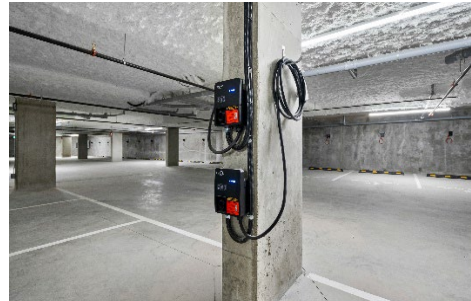
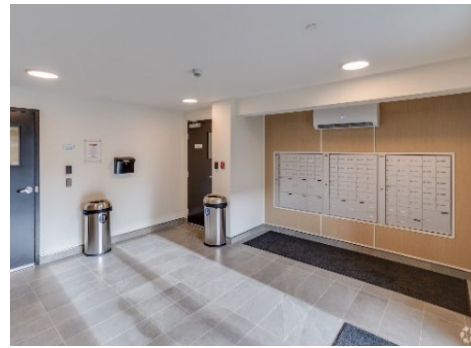
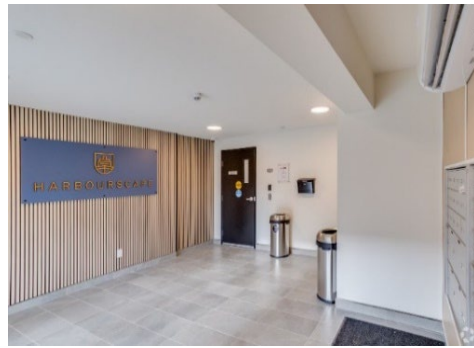
6
Affordable Market Suites
3 one bed, 3 two bed

Building Features

- Highly efficient building built to Step Code 3
- On-site property management office
- Air-conditioned amenity space
- Secure bike storage with bike wash station
- Elevators and individually metered hydro
- Protected parcel delivery lockers in lobby
- Secure underground parking with EV charging stations
- Fitness room with exercise machines and weights
- Pet friendly facility with a dog wash station and pet play area
- 30 storage lockers providing additional revenue stream
- Spacious balconies with expansive ocean views
- Security cameras throughout and fob access system

Suite Features

- In suite washer/dryer
- Mini split heat pump air conditioning
- Stainless steel fridge and freezer
- Dishwasher and oven
- High ceilings and energy efficient windows
- Metered units (tenants pay hydro)
- Walk-in closets and abundant storage space
- High quality vinyl flooring
- Electric baseboard heating in bedrooms
- Secure balconies with panoramic waterfront views



Amenities Map



Harbourscape is less than 300 feet from the oceanside, and it is located steps away from CFB Esquimalt, retail stores, services, parks, schools and public transit stations.

Drive Times

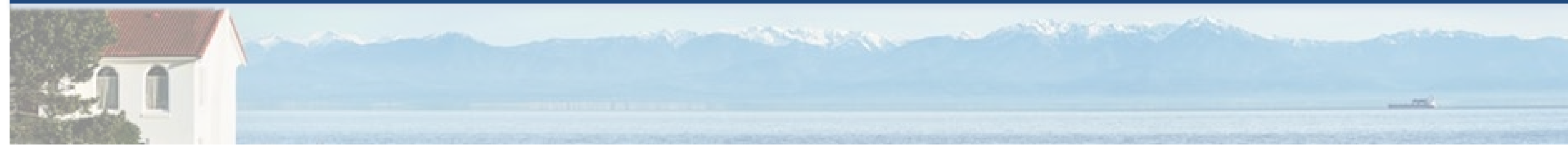
10 Minutes
Downtown Victoria

14 Minutes
Victoria General Hospital



[Downtown Victoria](#) ▶

Amenities		
Shopping/Services ●	Recreation & Landmarks ●	Education ●
1 Country Grocer	9 CFB Esquimalt Naval	17 Esquimalt High School
2 Starbucks	10 Bullen Park	18 Rockheights Middle School
3 Bank of Montreal	11 Esquimalt Rec Centre	19 Victoria West Elementary
4 Save On Foods	12 Gorge Vale Golf Club	20 Ecole Macaulay Elementary
5 Shoppers Drug Mart	13 Saxe Point Park	
6 TD Canada Trust	14 Highrock Cairn Park	
7 Sunnyside Café	15 Wurtele Arena	
8 McDonalds	16 Macaulay Point Park	





HARBOURSCAPE

Offering Process

Prospective purchasers are invited to submit offers in the form of a Letter of Intent (LOI) or Agreement of Purchase and Sale (APS) through Macdonald Commercial for consideration by the Vendor.

The Vendor will review offers upon receipt. Offers may be structured as a share sale. For access to the data room, please email a signed confidentiality agreement and BCFSa disclosure documents to: paul.kim@macdonaldcommercial.com & derek.nystrom@macdonaldcommercial.com.

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

Please contact listing agents for pricing guidance and particulars

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