

**AVISON
YOUNG**

For Sale

**1148 Oscar Street
Victoria, BC**



Well-appointed and updated 12-unit multifamily building located in one of the most popular areas in greater Victoria.

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**Personal Real Estate Corporation*

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FOR SALE

Property summary

ADDRESS

1148 Oscar Street, Victoria, BC

PID

008-296-812

LEGAL DESCRIPTION

Lot 5, Block 4, Plan VIP823, Victoria
land distract, Fairfield farm estate

LOT SIZE

7,200 sf

ZONING

R1 - B

YEAR BUILT/UPDATED

1910/2019

STOREYS

4

UNITS

12

SUITE MIX

Studio 2
One-bedroom 5
One-bedroom + loft 2
Two-bedroom 2
Three-bedroom 1

ENVIRONMENTAL REPORT

2023 (clean)

FINANCING

Treat as clear title

STABILIZED NOI

\$200,834

CAP RATE

6.00%

ASKING PRICE

~~\$3,795,000~~ ~~\$3,599,000~~ ~~\$3,499,000~~ \$3,399,000

Opportunity

Avison Young Victoria is pleased to bring to the market this well-appointed and updated 12-unit multifamily building located at 1148 Oscar Street in Victoria, BC. The building is located in the Cook Street Village neighborhood which is one of the most popular areas in greater Victoria. The property is very popular with tenants due to it's proximity to Beacon Hill Park, Dallas Road and downtown Victoria, all of which are within walking distance.





Capital upgrades



All suites have been recently updated with new windows, new appliances, new in floor heating, new separate hot water tanks.



Common area upgrades include a new roof in 2015, new common area flooring, new coin operated laundry machines.

Rental unit summary

Majority of units on separate hydro meters and individual water tanks. Ground floor units have separate exterior entrances. Onsite parking available.



Unit Type	# Units	Average Rent
Loft	1	\$1,600
Studio	2	\$1,488
One-bedroom	5	\$1,552
One-bedroom + loft	2	\$1,830
Two-bedroom	1	\$2,000
Three-bedroom	1	\$2,850
Total	12	\$1,737



Walker's Paradise



Excellent Transit

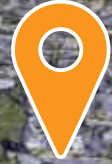


Biker's Paradise

DOWNTOWN VICTORIA

DOUGLAS ST

COOK ST



COOK ST VILLAGE

BEACON HILL PARK

DALLAS RD

Contact for more information

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