

FOR SALE

8 Suite Character Building



Verdier House

1181 Stellys Cross Road

Brentwood Bay, BC



INVESTMENT PROPERTIES GROUP
VICTORIA

CBRE

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Brentwood Bay, BC

The Opportunity

A rare opportunity to acquire the Francis Verdier Residence, a historic monument recently transformed into a modern 8 suite character revenue building. Francis Verdier's parents migrated to Victoria in 1858, settling on 60-hectares of land of which their son, Francis Verdier eventually purchased and subdivided into over 100 parcels of land. Verdier House was then constructed in 1910 by Francis Verdier, creating a tribute to his successful real estate ventures and pivotal role in the forestry industry on Vancouver Island contributing to the creation of the Malahat Drive on the Trans Canada Highway. A high level of sophistication encompasses the building, capturing the Edwardian-era with stunning stained-glass windows, slightly asymmetrical massing, decorative wood detailing, and a variety of textured claddings. This exceptional character investment property is located in the very desirable community of Brentwood Bay, minutes from beaches, hiking, restaurants, pubs, grocery and more.



The Details

Civic Address	1181 Stelly Cross Road, Brentwood Bay, BC
PID	030-322-294
Legal Address	Lot C Plan EPP73208 Section 10 Range 1W Land District 65
Land Size	9,142 Sq. Ft.
Building Size	6,791 Sq. Ft.
Year Built	1910
Year Renovated	2018/2019
Flooring	Vinyl Plank
Roof	Fiberglass shingles
Heating	Electric Baseboard
Electric Service	400 amp
Storage	In-suite
Laundry	In-suite
Parking	1 per suite on site and street parking
Zoning	RM-3 - Residential Attached
Stabilized NOI	\$108,572
Cap Rate	3.95%

The Suite Mix

1 Bedroom	5
1 Bedroom + Den	1
2 Bedroom + Den	1
3 Bedroom	1
Total	8 Suites

Price: \$2,750,000





The **Highlights**

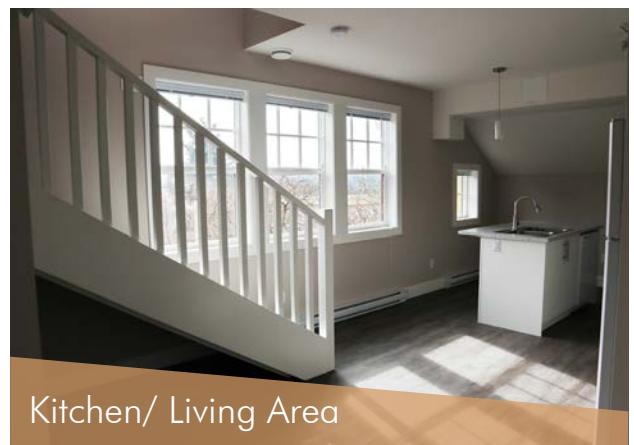
- ▶ Located in amenity rich Brentwood Bay Village
- ▶ Excellent street appeal
- ▶ Renovated in 2018/ 2019
- ▶ Bright open layouts
- ▶ In-suite laundry
- ▶ On-site parking



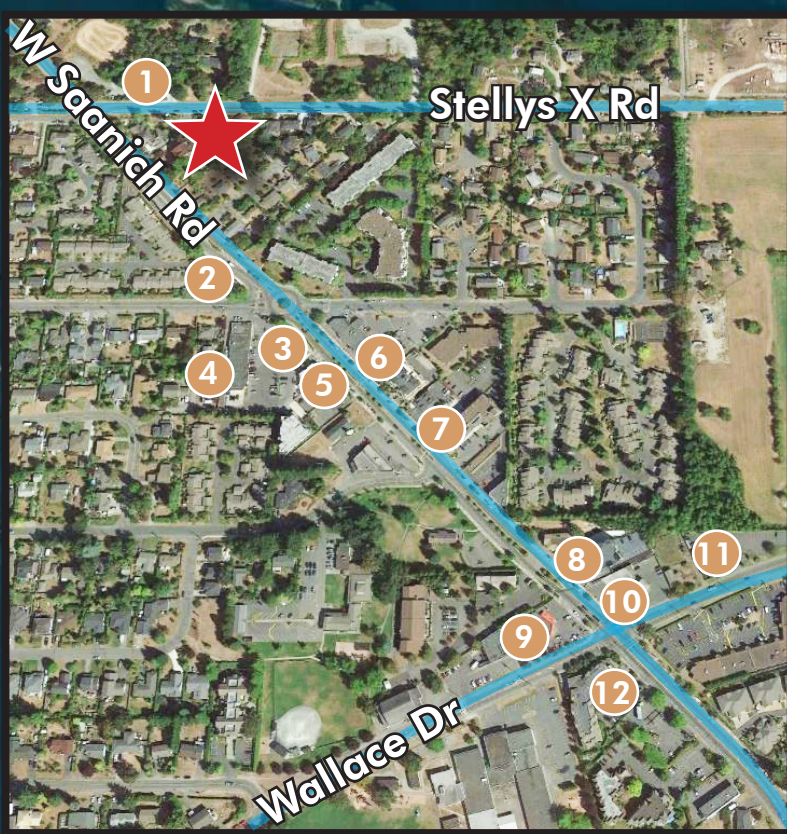
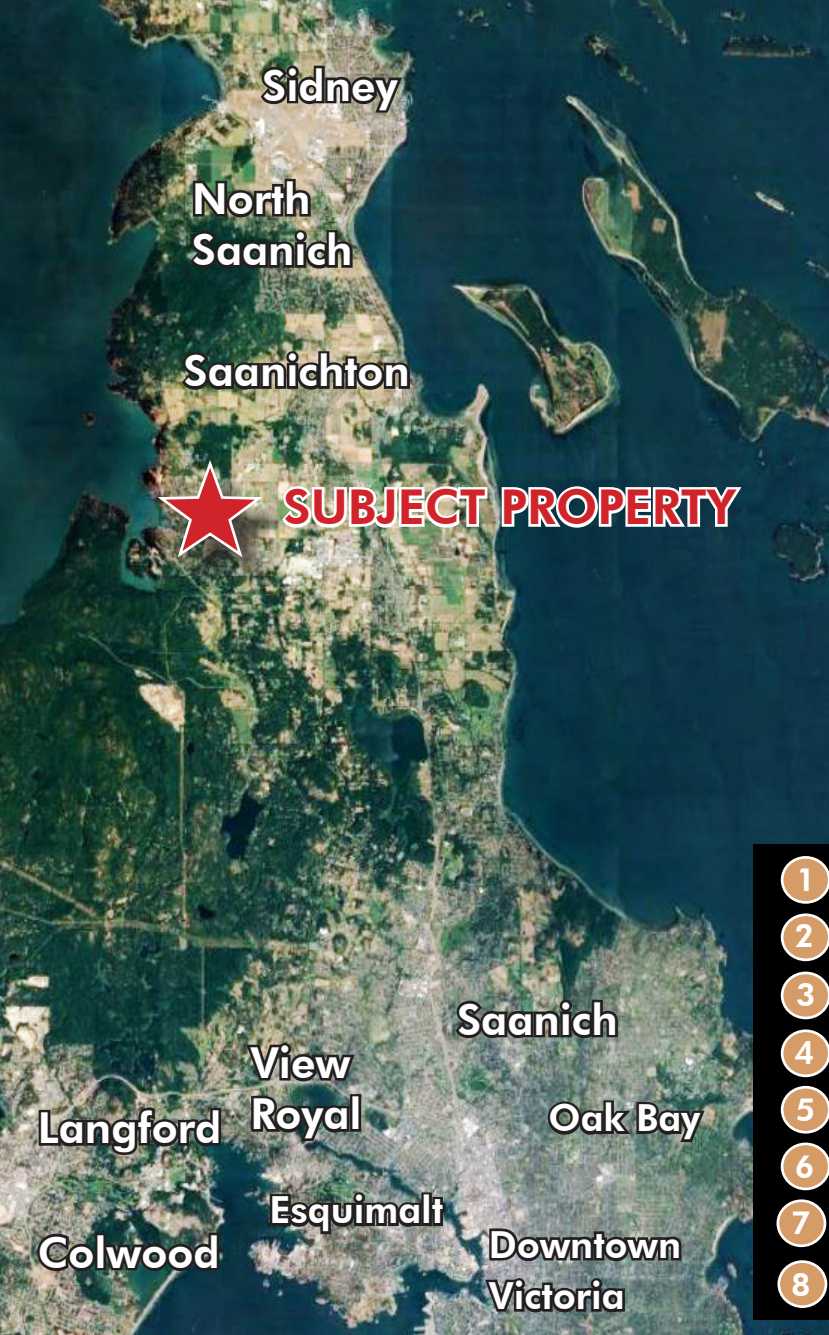
Laundry Room



Kitchen



Kitchen/ Living Area



- | | |
|--------------------------|--|
| 1 Cafe Zanzibar | 9 Fairway Market |
| 2 Bayside Medical Centre | 10 Colosso Pizzeria & Grill |
| 3 RBC | 11 Bleue Coyote Bar & Grill |
| 4 Canadian Dollar Store | 12 JJ's Coffee House |
| 5 Metro Liquor | 13 Minutes to the Victoria International Airport |
| 6 The Salvation Army | 17 Minutes to the Swartz Bay Ferry Terminal |
| 7 Rexall | 34 Minutes to Downtown Victoria |
| 8 Pharmasave | |

The Location

Verdier House is located in the heart of Brentwood Bay Village with an abundance of amenities at its doorstep. Furthermore the subject is minutes from the world famous Butchart Gardens, Brentwood Bay Resort and Spa, and waterfront restaurants. This friendly neighbourhood is an outdoor enthusiasts dream, with hiking, kayaking, and canoeing minutes away. The property is approximately 13 minutes to the Victoria International Airport, 17 minutes to the Swartz Bay Ferry Terminal, and 34 minutes to Downtown Victoria.

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