



**FOR SALE**

11-SUITE RENTAL APARTMENT  
IN BEAUTIFUL JAMES BAY

*Daytona*  
**Apartments**

635 BATTERY STREET  
VICTORIA, BC

**CBRE**

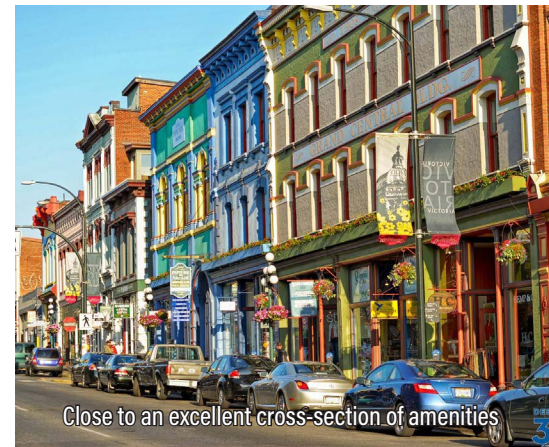
**LIST PRICE**  
**\$3,200,000**  
4.6% CAP RATE



Steps away from beautiful views at Beacon Hill Park



Just minutes from Downtown Victoria



Close to an excellent cross-section of amenities

**Rarely available boutique 11-suite apartment building located in the beautiful James Bay Neighbourhood of Victoria, British Columbia!**

**NATIONAL APARTMENT GROUP**  
**BRITISH COLUMBIA**

LOCAL KNOWLEDGE. GLOBALLY CONNECTED.

**LANCE COULSON**

PERSONAL REAL ESTATE CORPORATION  
Executive Vice President  
CBRE Limited  
604 662 5141  
lance.coulson@cbre.com

**GREG AMBROSE**

Senior Sales Associate  
CBRE Limited  
604 662 5178  
greg.ambrose@cbre.com

# FOR SALE

## Daytona Apartments

635 Battery Street, Victoria, BC



### THE OFFERING

The CBRE National Apartment Group has been retained by the Owner on an exclusive basis to offer the 100% interest in the “Daytona Apartments”, a well-maintained 11-suite rental apartment building located in the highly desirable James Bay neighbourhood of Greater Victoria. The offer represents the opportunity for investors to acquire an apartment building which has benefitted from numerous capital improvements in one of the best locations in Victoria. **Furthermore, there is a unique opportunity to acquire the building and immediately move the rents to market, generating an attractive initial yield for investors. Call Greg or Lance to learn more.**



### HIGHLY DESIRABLE LOCATION

The Daytona Apartments is located in the City of Victoria, the capital of British Columbia, on the southern tip of Vancouver Island overlooking the Strait of Juan de Fuca. Situated in James Bay, Victoria’s oldest neighbourhood, this highly coveted location is known for its lively waterfront and charming Victorian houses. The Daytona Apartments is centrally located just minutes from Victoria’s vibrant downtown core, the Parliament Buildings and Victoria’s Inner Harbor. Furthermore, the building is just steps from Beacon Hill Park and the Dallas Rd Waterfront Trail, and is a short walk from the James Bay commercial hub centered at the intersection of Menzies and Simcoe Streets, offering tenants easy access to recreation, amenities and transit. The buildings’ highly desirable location, proximity to Downtown Victoria, the legislature Buildings and convenient access to recreation and amenities ensures it will continue to attract and retain quality tenants for years to come.

## JAMES BAY



**0.5%**  
Vacancy  
Rate<sup>+</sup>

**71**  
Walk  
Score

**55,261**  
Estimated  
Population (2018)\*

**74,667**  
Average Household  
Income (2018)\*

**56.6%**  
Rented  
Dwellings\*

<sup>+</sup> CMHC Victoria Rental Market Report | \*Within 3 km of the Subject Property



## BUILDING FEATURES

- The “Daytona Apartments”, a contemporary 3-storey apartment building built in 1959, is comprised of 11 one-bedroom suites.
- The property has been well maintained by its long-term owner and benefits from numerous capital improvements in recent years including: **a new torch on roof, new double-pane windows, electrical updates and renovated common hallways.**
- The suites retain much of their original character including original Oak floors.
- The building is very efficient to own and operate; all suites are individually metered, and tenants pay their own heat, hydro, cable and Internet.

## PROPERTY OVERVIEW

<b>ADDRESS</b>	635 Battery St, Victoria, BC
<b>PARCEL IDENTIFIER</b>	004-797-850
<b>LEGAL DESCRIPTION</b>	LOT 1, Beckley Farm, Victoria City, PLAN 12641
<b>YEAR BUILT</b>	1959
<b>SITE SIZE</b>	Approximately 8,234 SF*
<b>SUITE BREAKDOWN</b>	11 One-bedroom suites
<small>* All measurements are approximate and &amp; subject to verification by the purchaser</small>	
<b>PARKING</b>	7 covered parking stalls
<b>ZONING</b>	R3 - 2
<b>STABILIZED NOI</b>	\$147,909*
<b>CAP RATE</b>	4.6%
<b>TENURE</b>	Title will be delivered free and clear of all financial encumbrances.
<b>LIST PRICE</b>	\$3,200,000

*\*Owner occupying 3 units and renting 3 furnished on minimum 30 day rentals. Owner will provide these 6 units vacant at or shortly after closing and stabilized NOI is based on releasing these units at market rents of \$1,450/m.*

*One-Bedroom Suites with Oak Floors*



*Spacious Living Areas*



*Some Suites With Renovated Bathrooms*



*Functional Kitchen Space*



ESQUIMALT



FISHERMAN WHARF PARK

WHARF STREET



VICTORIA HARBOUR



FAIRMONT EMPRESS



OGDEN POINT



635 BATTERY STREET



LEGISLATIVE ASSEMBLY OF BC

DALLAS RD

HOLLAND POINT PARK

NIAGARA ST

DOUGLAS ST

BEACON HILL PARK

DALLAS RD WATERFRONT TRAIL

- 16+** Grocery & Convenience stores within 1.9 km of the property
- 50+** Restaurants & Cafes within 2.5 km of the property
- 6** Minute Drive to Downtown Victoria
- 15** Parks within 2.7 km of the Property

FOR MORE INFORMATION, PLEASE CONTACT:

**GREG AMBROSE**  
 Senior Sales Associate  
 National Apartment Group - BC  
 CBRE Limited, Capital Markets  
 604 662 5178 | [Greg.Ambrose@cbre.com](mailto:Greg.Ambrose@cbre.com)

**LANCE COULSON**  
 PERSONAL REAL ESTATE CORPORATION  
 Executive Vice President  
 National Apartment Group - BC  
 CBRE Limited, Capital Markets  
 604 662 5141 | [Lance.Coulson@cbre.com](mailto:Lance.Coulson@cbre.com)



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