

For Sale

#4—40 Cadillac Ave

Victoria BC

\$200,000.



FEATURES:

- 780 sq. ft. Ground level – West facing
- Gateway area near Carey Road & Trans-Canada Highway
- U/G parking available
- Vacant – ready for immediate occupancy
- Good street exposure
- Strata Fees 2017—\$232. per month
- Taxes: 2016—\$3240.
- Assessed Value: \$158,500.

#4-40 Cadillac is a unique opportunity to own an exceptionally well located strata office unit. Situated near the Uptown Mall, the subject property provides easy access to Downtown, the Westshore and the Peninsula. This centrally located office presents an excellent opportunity for investors and owner-occupiers alike. The unit is well suited for holding or start-up companies, service firms, medical or other professional offices. Lots of off street parking available plus, two underground parking spaces.

(#46 & 47 common property)



daveob@shaw.ca

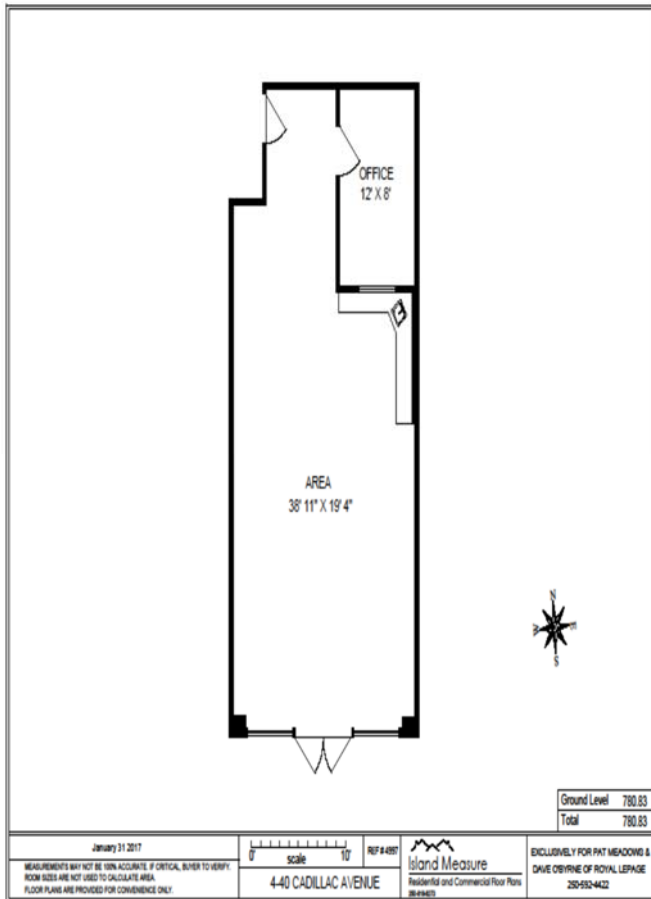
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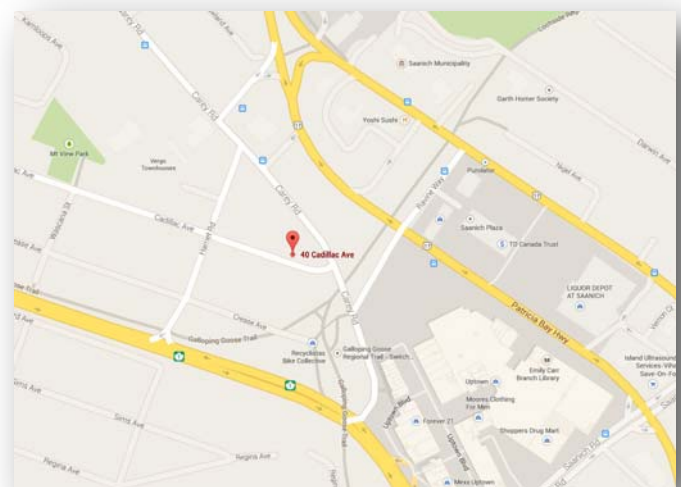




For your own private viewing please contact Dave or Pat .

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The above particulars are submitted to the best of our knowledge and are subject to change without notice. We do not assume responsibility for any errors or omissions.



4 - 40 Cadillac Ave		MLS# 374325
District	Saanich West	Listing Status Active
Map Area	SW Tillicum	Possession Immediate
Property Type	Office	Current Price \$200,000.00
Style		Original Price \$200,000.00
Complex		Lease Price Type
Taxes	3,239 2016	Multiple Leases
Year Built		
Zoning		Sale Price
Zoning Code		Sale Date
Title	Freehold, Strata	Uncon Date
Assessment	\$158,500	DOM
Postal Code	V8Z 1T2	0

Business Name		Year Bus. Est
Business Type		

BUILDING CHARACTERISTICS

Total Sqft	780	Potential Sqft	
Units In Building		Storeys	
Units In Project		Celling Height	
Cooling		Warehouse Doors	
Heating		Water	City/Munic.
Parking Spaces		Waste Disposal	Sewer
# of Commercial Units			
Features			
Services			

PROPERTY FEATURES

Area (acres)	0.02	Lot Size (sqft)	780
Depth - Side 1		Depth - Side 2	
Width - front		Width - back	
Lot Shape		Includes Land	
Managed By		Assmt Incl	
Included		Excluded	
Land	Curb & Gutter, Highway Access, Road: Paved, Sidewalk		
Ext Finish	Brick, Stucco		
Const/Fnd			
Ext Features	Parking, Underground Garage		
Shared Amenities			
Lot Features			

FINANCIAL SUMMARY

Gross Revenue		Inventory	
Gross Income		Fixtures	
Net Income		Goodwill	
Exst Ls Add\$/Sqft		Exst Ls Expiry	
Exst Ls Term		Sale/Lease Type	

Studios	1Bed	2Bed	3Bed	4+Bed
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Lot	39	Section	24	Plan	VIS3518	Township	
Block		Land Dist.	57	District Lot		Range	
PID #	019-036-779	MHR #		Financing		Meridian	
Lease Yrs							
Fin. Notes	GST applicable at 5% of sale price						
Legal Desc.	TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN						

AGENT INFORMATION

Seller	See Supplements	Seller Phone		Seller		List Date	2017/02/21
Comm. Split	3% 1st \$100K & 1.5%	Buzzer Phone		Tenant Phone		Expiry Date	
Phone for Appt.		Lockbox Location				Date Entered	2017/02/21
Board Info	Do not allow Hist Photo					Date Status Changed	
Agent Info	Lockbx Dir/Call Slr, See M2M Notes, Vacant						
Showing Inst.	Call Agent for LBX. GST is applicable on the sale price (5%). Note on Form B that strata fees are in arrears.						
Directions							

Office Information	Phone	Toll Free	Fax
Listing Office 1	Royal Lepage Coast Capital - Oak Bay	(250) 592-4422	
Listing Office 2	Royal Lepage Coast Capital - Oak Bay	(250) 592-4422	
Listing Office 3			

Agent Information	Phone	Cell Ph	Fax
Listing Agent 1	Meadows*, Pat	(250) 592-4422	
Listing Agent 2	O'Byrne, Dave	(250) 361-6213	(250) 592-6600
Listing Agent 3			
Selling Agent			

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This Listing Information has been provided to you by:
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