

FOR SALE

938

Mason Street

Victoria | BC



## ±6,690 SF SITE IN NORTH PARK

Two Level 3,690 SF Building with 16 Parking Stalls

# LOCATED IN NORTH PARK, A NEIGHBOURHOOD ON THE PERIPHERY OF THE DOWNTOWN CORE THAT IS UNDERGOING A RAPID TRANSFORMATION.

A number of mixed-use commercial and residential developments being proposed and constructed in close proximity to 938 Mason Street. Within a three block radius, there is close to 1,000 housing units being introduced to the market within a two year period.



## SITE DESCRIPTION

- The subject property is +/-6,690 SF subject to a survey and is improvements with surface area parking for 16 vehicles.

## LEGAL DESCRIPTION

- Lot 1, Suburban Lot 10, Victoria City, Plan VIP20248 (PID: 003-524-442)





## ZONING

# R-2

### TWO FAMILY DWELLING

This zoning permits low density residential with Public Building also being an allowable use.



## DENSITY

# 3.5:1

### CORE RESIDENTIAL

Higher density residential development allowed with building guidelines of up to 3.5:1 as a floor space ratio per Official Community Plan.



## WALK SCORE

# 93



## BIKE SCORE

# 100

## IMPROVEMENTS

- > Purpose built building for Girl Guides in 1966
- > Two Floors totaling 3,690 SF
- > Main floor of 1,950 SF consists of meeting/activity room, office and storage rooms
- > Second Floor of 1,740 SF consists of a large activity room, kitchen and office.
- > Torch on Roof only a couple of years old.
- > Heating is a via a forced air oil furnace with above ground tank
- > 100 amp electrical service
- > Chain link fence surrounding the property and building.

## SITE PLAN





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#### ASKING PRICE

# \$1,270,000

#### Ty Whittaker

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