

LOFT 614

614 ESQUIMALT ROAD

Victoria West | Victoria, British Columbia



OFFERED AT \$2,800,000

11 RENTAL APARTMENTS

Established income. Lease-up opportunity.

A four-storey apartment building near the West Bay waterfront route, with access to downtown Victoria. Nine suites are shown occupied, one under renovation and one vacant.

PROPERTY HIGHLIGHTS

Suite mix 9 one-bedroom + 2 two-bedroom

Building Approx. 7,446 sq. ft.; walk-up

Parking 12 spaces reported

Amenities Shared laundry, lockers and bike storage

Updates Roof work, hot water tanks and selected suite renovations reported

Full due diligence package available - financials, rent roll, title, taxes, improvement records, property maps and all 16 supplied source attachments.

INCOME SNAPSHOT

2025 operating surplus \$110,003

2025 implied cap rate 3.93%

Full-occupancy scheduled rent* \$190,991/year

Illustrative full-occupancy NOI* \$134,655

Illustrative cap rate* 4.81%

*Full occupancy uses the listed 2026 rents, 2025 laundry income and expenses with 2026 taxes. Before debt, capital expenditure and additional management/reserve allowances; projected, not guaranteed. Seller-reported figures. Prior water-main flooding and ongoing renovation are disclosed. Confirm remediation, lawful residential use (summary states M-2 zoning), leases, deposits and measurements. Land area differs between sources. Not waterfront ownership. See the full package for details.

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