

**St. Alban's Church Property Totaling 21,600sf****1468 – 1480 Ryan Street, Victoria BC****Investment/Redevelopment Opportunity in Popular Oaklands Neighbourhood**

**Opportunity** To acquire two land parcels totaling 21,600sf in size currently improved with two buildings. The property is occupied by Lansdowne Preschool, Centrepointe Dance School, and Arbutus Christian Fellowship. The tenants are on month to month leases, but would like to remain if possible. All three properties are zoned R1-B Single Family Dwelling District.

**Location** Conveniently located in Oaklands neighbourhood within the City of Victoria. The property is situated mid-block between Cedar Hill Road and Shelbourne Street near Oaklands Elementary School and Hillside Shopping Centre, but predominantly surrounded by a residential subdivision.

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**Neighbourhood**

The subject property is ideally located within the Oaklands community, a residential subdivision largely defined by single family homes, low rise apartments, and neighbourhood village stores. The neighbourhood is in close proximity to the boundary of the City of Victoria and the Municipality of Saanich and attracts a variety of residents given it's proximity to the downtown core, post secondary institutions (Camosun College & UVIC), Hillside Shopping Center, the Royal Jubilee Hospital, and many other amenities and services nearby. It will also benefit from a new vibrancy when Hillside Shopping Center begins it's expansion, which should add another 80,000 square feet of retail space to the Center.

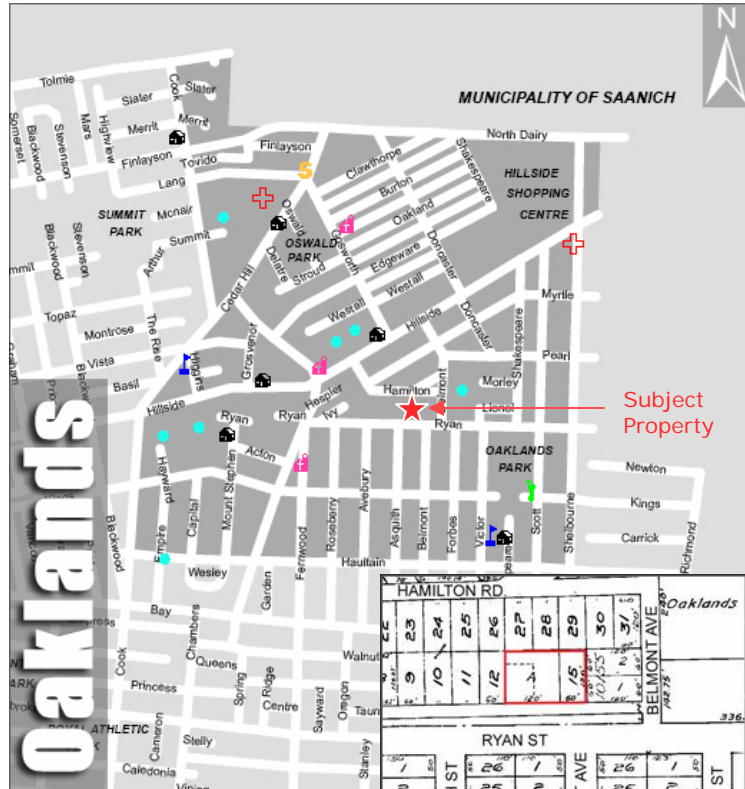
**Site Description**

The property is comprised of two legal lots with three tax record and assessments. The lots are development friendly and very efficient with their level, rectangular dimensions and tree lined buffer from the street. Total frontage on Ryan Street is 180 feet with a return depth of 120 feet, providing a combined site area of approximately 21,600 square feet. There are an estimated 15 parking stalls accessed from Ryan Street. The property has all the necessary services expected in this area, including natural gas, hydro, sanitary sewer, telephone, and municipal water.

**Legal Description**

Lot A, Block 1, Section 29/30, Victoria, Plan 302A, PID 009-161-481

Lot 15, Block 1, Section 29/30, Victoria, Plan 302A, PID 009-160-671



Neighbourhood & Davenport Map



Aerial Photograph



## Improvements

There are two structures on the property including the Arbutus Christian Fellowship building located on Lot 15, and St. Alban's Church Hall situated on Lot A. Following is a brief description of each structure:

### Arbutus Christian Fellowship

Use: One storey church (on crawl space)

Size: Approximately 2,637 square feet

Age: The age of the building is estimated to be between 80 and 100 years old and was reportedly moved onto the lot approximately 65 years ago.

Configuration: Main floor consists of a large congregation area that seats about 140 people, kitchenette area, entry, office, and two washrooms.

Interior Improvements: The interior of the church is comprised of panel and wood walls with a vaulted acoustic ceiling at an estimated height of 16 feet. There is hardwood in the congregation area and carpet and linoleum in the rest of the church.

Roof: New asphalt shingle roof (replaced in 2010)

HVAC: Oil fired hot air furnace

Electrical: One phase 60 amps

### St. Alban's Church Hall

Use: Two storey church hall occupied by Lansdowne Preschool (parent owned and operated non-profit co-op), as well as Centrepointe Dance School.

Size: Estimated to be about 5,000 square feet

Age: Built in 1955 (according to City of Victoria)

Configuration: Main floor consists of a large area for assembly (with a stage) and a preschool play room, while the lower level is divided into three areas primarily occupied by the preschool.

Roof: Asphalt shingle roof

HVAC: Oil fired hot air furnace

Electrical: One phase 200 amps



Arbutus Christian Fellowship



Entrance to Subject Property



Arbutus Christian Building



Congregation Area



St. Alban's Church Hall



Lot A - St. Alban's Hall



Large Assembly-Dance School



Lansdowne Preschool Premises



Playground-Lot A



Lower Level - St. Alban's Hall

### Zoning

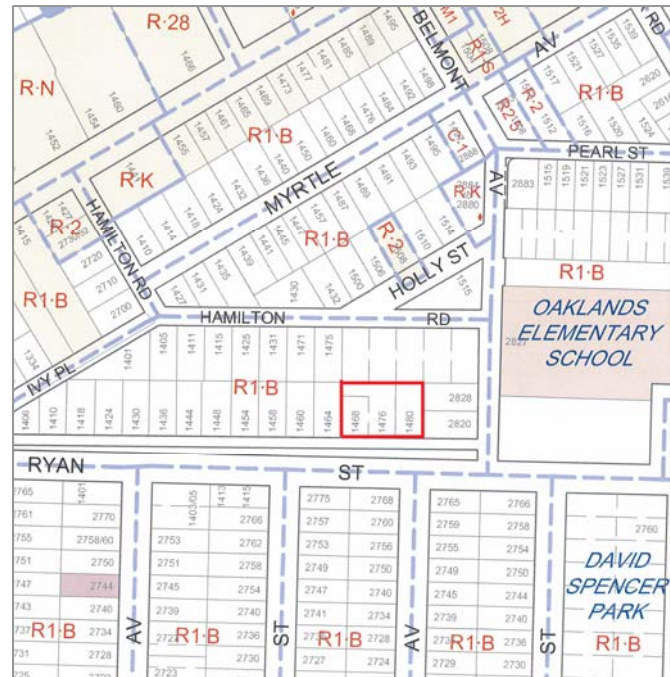
The properties are zoned R1-B Single Family Dwelling District. Permitted uses include but are not limited to single family dwellings, public buildings, and churches. Maximum site coverage is 40% lot occupancy.

### Revenue

There is limited revenue being generated at present, as all tenancies are month to month and two of the three are non-profit organizations. It's our understanding that all of the tenants would ideally like to continue to occupy the subject premises.

### Total Assessed Value (2011)

Land	\$1,156,000
Improvements	\$ 273,300
Total	\$1,429,300



Zoning Map

### Offering Process

Interested parties are invited to submit offers to purchase for the Property through the Sellers' advisor, DTZ Barnicke Victoria Ltd. for consideration by the Sellers.

It is anticipated that all offers will require a minimum acceptance period of two weeks for the Sellers review and consideration.



Bird's Eye View of Subject Property

**Price** One Million Four Hundred Thousand (\$1,400,000) Dollars

**For more information, please contact:**  
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