

REDUCED PRICE: AAA-TENANTED INVESTMENT OPPORTUNITY IN SIDNEY, BC

FOR SALE

NOW reduced to \$925,000: Prime Investment Opportunity! RBC-tenanted street-level commercial strata units in thriving Sidney, BC. These two lots comprise a single secure tenancy with a AAA wealth management brokerage (RBC Dominion Securities) tenant in the heart of downtown Sidney, BC. AND the premises have just been outfitted (June, 2023) by the owner with TWO BRAND NEW HEAT PUMPS at a cost of \$30,000. Comprising 1,962 square feet with approx. 2.5 years remaining on the current lease term and an increase in rate to take effect April, 2024, and with a 5 year renewal option. Very nicely improved professional office space with considerable street frontage befitting a national tenant of this caliber. Plus 6 onsite parking stalls. Current cap rate is 4.5% going to 4.7% with rent escalation next year. Contact agent for details. Please do not disturb tenant.

ASKING PRICE: \$995,000.00 **NEW PRICE: \$925,000.00**

NOW: \$925,000.00

PROPERTY DETAILS

📍 [101 & 102 2491 Bevan Ave, Sidney BC, V8L 1W2](#)

Square Feet: 1,962

INTERESTED? GET IN TOUCH.

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