

Up to Seven Anglican Diocese Properties Southern Vancouver Island, BC



DESCRIPTION

DTZ Barnicke is pleased to present this rare offering of seven Anglican Diocese Properties for sale. The properties range in price from \$175,000 to \$1,400,000 and can be sold separately or in packages. They are located on Southern Vancouver Island from Central Saanich to Crofton and include the following:

- All Saints Church at 287 Pallisier Avenue, View Royal
- St. Columba's Church Hall at 40 High Street, View Royal
- St. Alban's Church & Hall at 1468-1480 Ryan Street, Victoria
- St. Saviour Church, Hall & Rectory at 310 Henry Avenue, Victoria
- Brentwood Chapel Hall at 792 Sea Drive, Central Saanich
- St. Andrew's Church & Hall at 2475 Koksilah Rd, Cowichan
- All Saints Church Hall at 1597 Joan Avenue, Crofton

DETAILED PROPERTY PARTICULARS

Please review the following general descriptions of the above noted properties and contact the Sellers' advisor (DTZ Barnicke Victoria Ltd.) for additional information.

TOURS AND OFFERING PROCESS

Interested parties are invited to submit offers to purchase for the Property through the Sellers' advisor. Depending on market response, the Seller reserves the right to remove some of the listed properties from the market offering.



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1468-1480 Ryan Street, Victoria BC – St. Alban’s Church & Hall



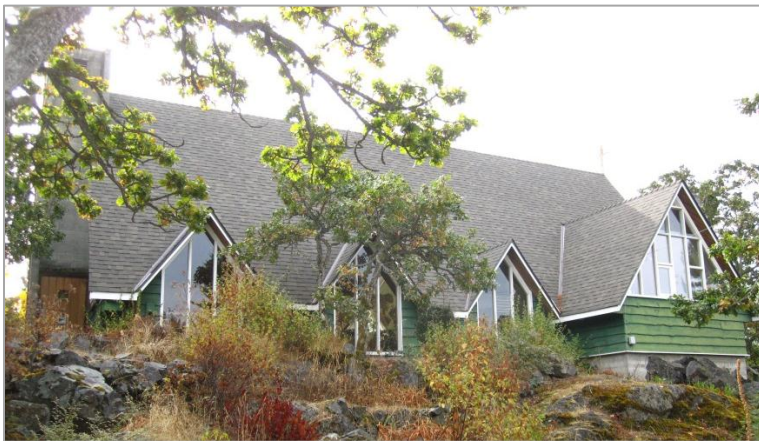
Location	Well located in the Oaklands neighbourhood within the City of Victoria		
Total Site Area	21,600sf (approx.)		
Description	Two land parcels (with three civic addresses) currently improved with a Church, leased to Arbutus Christian Fellowship, and a separate hall that is home to the Lansdowne Preschool among other tenants. The church is between 80 and 100 years old, is a one storey structure comprised of an estimated 2,637sf, and seats about 140 people. The St. Alban’s Church Hall is a two storey building with approximately 5,900sf up and down, built in 1955. The annual net income for the property is estimated to be approximately \$37,500 and the Preschool has been granted a lease until Spring of 2012.		
Neighbourhood	Oaklands is a residential subdivision largely defined by single family homes, low rise apartments, and neighbourhood village stores. The neighbourhood is in close proximity to Hillside Shopping Center and is centrally located within Greater Victoria.		
Current Zoning	R1-B Single Family Dwelling District		
Legal Description	Lot A and Lot PTA, 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		
Assessed Value (2011)	Land	\$1,156,000	
	Improvements	<u>\$ 273,300</u>	
	Total	\$1,429,300	<i>(combined total of three assessments)</i>
Strengths	<ul style="list-style-type: none"> - Established neighbourhood with a mix of surrounding uses - Small playground abutting the property to the north - Close proximity to shops, schools, neighbourhood community centre, amenities and services 		
Price	\$1,250,000		

310 Henry Avenue, Victoria – St. Saviour’s Church, Hall & Rectory



Location	Conveniently located in Vic West on the corner of Henry Avenue and Catherine Street.	
Total Site Area	14,964sf (approx.)	
Description	Corner lot improved with a heritage church (6,774sf) connected to a large hall with a kitchen (occupied by the “Rainbow Kitchen”), as well as a separate single family residence converted to six suites and rented to the Salvation Army Youth at Risk Centre. The secondary home is a 1½ storey building on a part basement with approximately 1,919sf on the main floor, 1,015sf on the second floor, and 1,095sf in the basement. The Salvation Army pays approximately \$22,800 in annual rent, their lease expires October 31, 2012.	
Neighbourhood	Vic West is located in close proximity to the downtown core and offers a mix of residents living in older and new houses as well as condominiums benefiting from access to parks, waterfront, and the Galloping Goose recreation trail. The neighbourhood also has a number of commercial and industrial properties which are home to a vast array of local businesses.	
Current Zoning	R2 Two Family Dwelling District (designated heritage)	
Legal Description	Lot 1, Section 31, Esquimalt District, Plan 74507, PID 025-526-685	
Assessed Value (2011)	Land	\$455,600
	Improvements	<u>\$383,200</u>
	Total	\$838,800
Strengths	<ul style="list-style-type: none"> - Existing zoning theoretically permits redevelopment to two duplexes - Close proximity to downtown, shops, amenities and services - Approximately \$125,000 spent on recent upgrades to house 	
Price	\$850,000	

287 Pallisier Avenue, View Royal – All Saints’ Church & Hall



Location	All Saints View Royal Church and Hall is located in View Royal on the corner of Pallisier and Stewart Avenues near the Esquimalt Harbour.	
Total Site Area	29,700sf (approx.)	
Description	The site is improved with a one storey church (+/-2,105sf) and an additional building described as a large 1½ storey hall with a kitchen, mezzanine area, storage, stage, lower level offices, washrooms, and assembly areas (7,830sf estimated combined area). The church is assumed to have been built circa 1960 and offers a large congregation area, kitchen and rector’s office. The church is rented to a variety of tenants and generates an estimated \$13,200 in rent annually.	
Neighbourhood	View Royal is centrally located within Greater Victoria and easily accessible to downtown and the growing western communities of Langford, Colwood and Sooke. The property benefits from its close proximity to the Esquimalt Harbour (visible from the church deck) and immediate properties are predominantly single family residential homes.	
Current Zoning	P1 Community Institutional Zone (included in View Royal’s Community Heritage Register)	
Legal Description	Lot A, Block 9, Plan VIP1688, Section 8, Esquimalt Land District, PID 017-583-683	
Assessed Value (2011)	Land	\$539,800
	Improvements	<u>\$174,000</u>
	Total	\$713,800
Strengths	<ul style="list-style-type: none"> - Beautiful Church and Hall with plenty of natural light and modern facilities - Central location within Greater Victoria - Zoning allows for school, church, and assembly use 	
Price	\$1,425,000	

40 High Street, View Royal – St. Columba Church & Hall



Location St. Columba Church and Hall is located in View Royal on the corner of High Street and Burnside Road West near the corner of Helmcken Road.

Total Site Area 19,428sf (approx.)

Description The site is improved with a one storey church (+/-1,535sf + 1,466sf basement) and an additional building described as a large one storey hall (1,113sf + 872sf basement). The church was originally constructed nearly 100 years ago with an addition in the 1990's for more office space. There is a main floor congregation area and daycare in the basement. The hall is assumed to have been built in 1912 and offers a large hall with a small kitchen area and two 2-piece washrooms also occupied by the Little Friends Preschool. The basement is occupied by a Toddlers daycare run by Little Friends Preschool. The Tenant (Little Friends Preschool) pays approximately \$18,000 in annual rent and has a lease that expires at the end of August of 2012.

Neighbourhood View Royal is centrally located within Greater Victoria and easily accessible to downtown and the growing western communities of Langford, Colwood and Sooke. The property benefits from its close proximity to main thoroughfares, schools, hospital, parks, and a large residential population.

Current Zoning P1 Community Institutional Zone (included in View Royal's Community Heritage Register)

Legal Description Lot 1, Section 9, Esquimalt District, Plan 45466, PID 008-192-952

Assessed Value (2011)	Land	\$411,600
	Improvements	<u>\$119,900</u>
	Total	\$531,500

Strengths

- Well maintained Church and Hall with large outdoor playground facilities
- Zoning allows for school, church, and assembly use

Price \$900,000

803 Sea Drive, Central Saanich – Brentwood Memorial Chapel Hall



Location	The Brentwood Chapel Hall is located immediately adjacent to the Chapel and Rectory in the community of Brentwood Bay within the District of Central Saanich.	
Total Site Area	12,377sf (approx.)	
Description	The site is improved with a one storey hall on part basement. The building is estimated to be 30-40 years old and the main floor is comprised of approximately 1,166sf. The building is currently rented on a month to month basis to a couple who pay approximately \$3,800 annually.	
Neighbourhood	The subject property is ideally located in Brentwood Bay – a rural community that is home to roughly 16,000 residents. The hall is located within a largely residential neighbourhood consisting of both single and multi-family dwellings and is in relative close proximity to amenities.	
Current Zoning	R1 Large Lot Single Family Residential	
Legal Description	Lot A, Section 12, Range 2 West, South Saanich District, Plan 9362, PID 005-285-038	
Assessed Value (2011)	Land	\$337,100
	Improvements	<u>\$ 73,900</u>
	Total	\$411,000
Strengths	<ul style="list-style-type: none">- Situated in established residential area close to many amenities- Located across the street from ocean glimpses	
Price	\$385,000	

2475 Koksilah Road, Cowichan Station – St. Andrew’s Church



Location The property is located in Cowichan Station area of Rural Duncan within the Cowichan Valley Regional District. This area is located approximately 5kms south-west of the City of Duncan.

Total Site Area 1.195acres (approx.)

Description The site is improved with a one storey church and hall with a basement. The remainder of the site is occupied by a cemetery, bell tower, and storage shed. Water is made available from a well located on a neighbouring property with a registered easement. The church is comprised of an estimated 1,406sf and consists of a large congregation area, entry, and vestry room. The hall offers 2,086sf on the main floor with a large assembly area, kitchen, several storage areas, and two 2 piece washrooms plus a handicap washroom. The basement is approximately 1,858sf and is used primarily for storage, mechanical, and service rooms. The property has been rented to the Girl Guides of Canada for one day a week until December 2011 for \$376.

Neighbourhood The subject property is located in the picturesque rural Cowichan Station community surrounded by parks, farm land, large single family homes and steps from the Cowichan river.

Current Zoning P1 Parks and Institutional Zone
(subject to Cemeteries Act and may be affected by Agricultural Land Commission Act)

Legal Description Lot A, Section 3 and 4, Range 1, Cowichan District, Plan VIP70578, PID 024-759-929

Assessed Value (2011)	Land	\$188,000
	Improvements	<u>\$ 73,800</u>
	Total	\$261,800

Strengths

- Beautiful acreage property on corner lot
- Zoning permits assembly, civic, and public school use

Price \$350,000

1597 Joan Crescent, Crofton BC – All Saints Crofton Church Hall



Location	The subject property is located in Crofton within the District of North Cowichan and close to the ocean.	
Total Site Area	5,000sf (approx.)	
Description	The site is improved with a one storey church comprised of an estimated 1,180sf and inclusive of a kitchen, two 2 piece washrooms, entry, front porch, and walkway.	
Neighbourhood	The subject property is centrally located within Crofton in a mixed-use neighbourhood including multi-family residences, commercial ventures, and single family/duplex buildings.	
Current Zoning	C2 Commercial General Zone	
Legal Description	Lot 5, Block 3, Section 1, Range 11, Chemainus District, Plan 739, PID 008-622-302	
Assessed Value (2011)	Land	\$ 84,400
	Improvements	\$ 31,200
	Total	\$115,600
Strengths	<ul style="list-style-type: none"> - Small commercial zoned property that could be suitable for a variety of users - Centrally located within Crofton close to the harbour 	
Price	\$175,000	

For more information, please contact:
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Information contained herein has been obtained from the owners or sources deemed reliable by DTZ Barnicke Victoria Ltd. While we have no reason to doubt its accuracy, we regret we cannot guarantee such information. All measurements and other information herein should be independently verified by the reader or prospective user and is subject to the user's own inspection of the premises and due diligence work and to the user's satisfaction with the results of such review.