

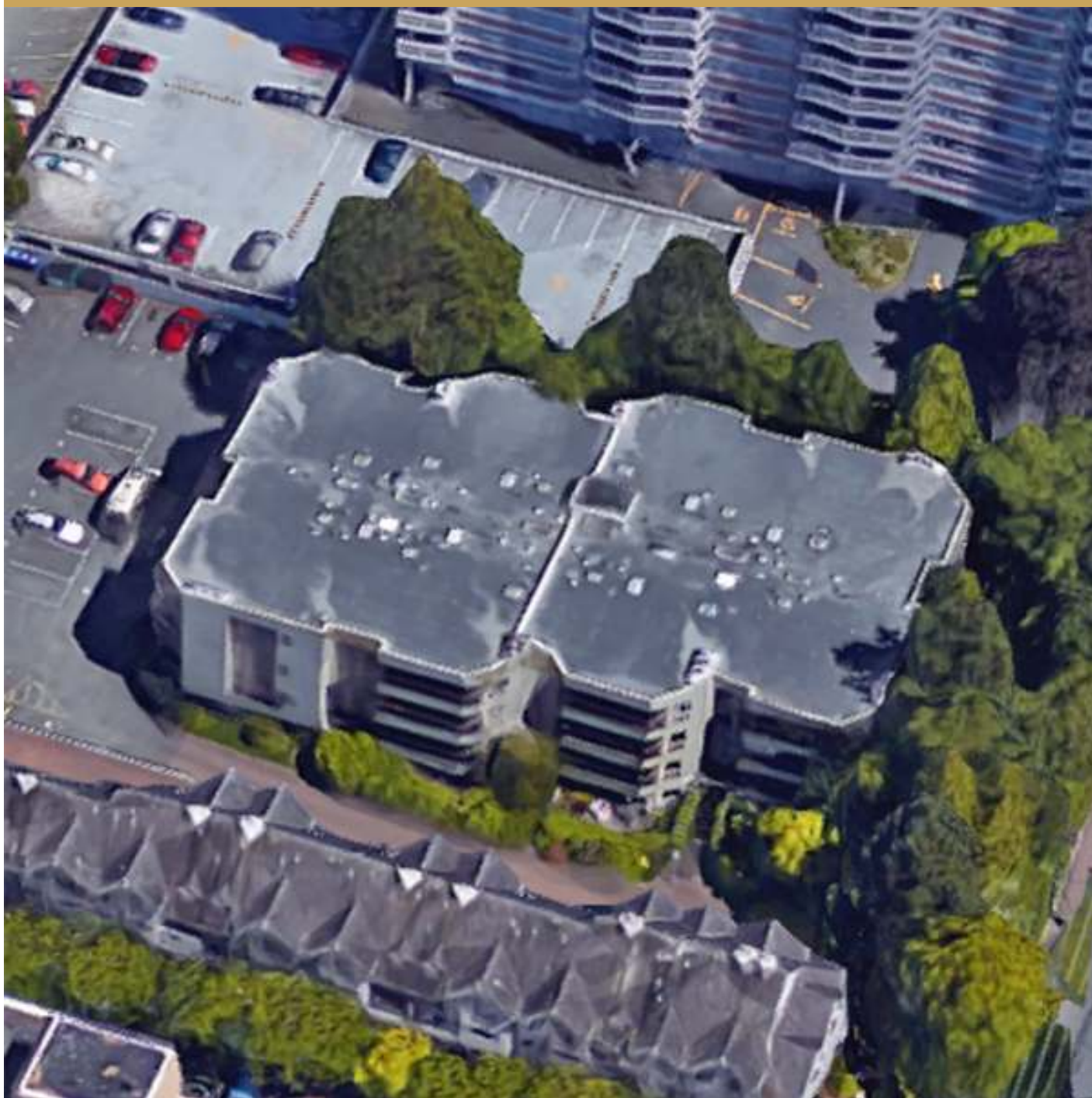
BUILDING BROCHURE

406 SIMCOE

406 Simcoe St. · Victoria, BC V8V 1L1 · James Bay



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YEAR BUILT 1980	LEVELS 4	SUITES 31	EXTERIOR Stucco
TITLE TO LAND Frhld/strata	STRATA PLAN VIS935		MANAGEMENT Confidential

Overview

406 Simcoe Street, Victoria, BC V8V 1L1, Canada. Strata plan number VIS935. Crossroads are Simcoe Street and Rendall Street. This development is 4 storeys with 31 condominium units. Completed in 1980. Maintenance fees includes building insurance, garbage pickup, hot water, management, water and yard maintenance.

A 1-minute walk to James Bay Care Center. Nearby parks are Irving Park, MacDonald Park and Holland Point Park. Schools nearby are James Bay Community School and South Park Elementary School. Grocery stores and supermarkets nearby are Thrifty Foods, Niagara Grocery, Birdcage Confectionary, Don's corner store and The Breakwater Market. Walking distance to James Bay Mall and The Breakwater. Short drive to British Columbia Legislature, Beacon Hill Park, Royal BC Museum, Victoria Harbour (Camel Point) Heliport and Fisherman's Wharf.

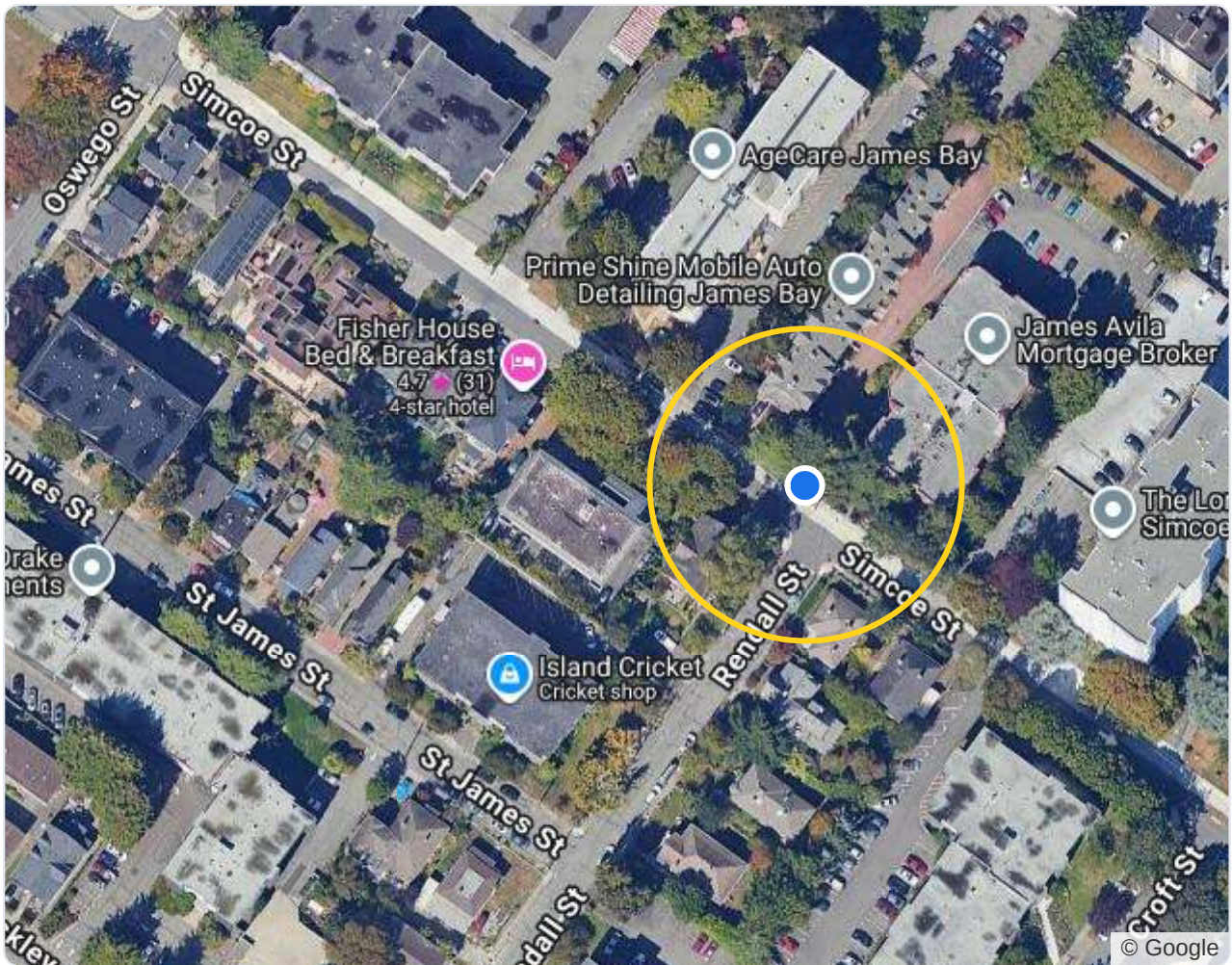
Amenities & Features

- ✓ Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Bldg Insurance
- ✓ Hot Water
- ✓ Water
- ✓ Garbage P/u
- ✓ Management
- ✓ Yard Maint

Location



Neighbourhood & Walkability — James Bay

Info about James Bay (source - victoria.ca) James Bay is a high density neighbourhood of Victoria, BC. It is the oldest residential neighbourhood on the West coast of North America that is north of San Francisco. Bay James occupies the south side of the Inner Harbour close to downtown. Access to the neighbourhood is along Belleville Street, Government Street, Douglas Street and Dallas Road. Fisherman's Wharf remains an active marina, and the outer harbour today is further r...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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