

595 PANDORA

595 Pandora Ave. · Victoria, BC V8W 1N5 · Downtown



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YEAR BUILT 2017	LEVELS 5	SUITES 53	EXTERIOR Brick
TITLE TO LAND Freehold Strata	STRATA PLAN EPS3741	DEVELOPER Cielo Properties	MANAGEMENT Confidential

Overview

595 Pandora at 595 Pandora Avenue, Victoria, BC, Canada, V8W 1N5. 595 Pandora is a no-expense-spared conversion of the former Ministry of Forests and Service Canada government building that was built in 1987. Located in downtown adjacent to Mountain Equipment Coop and Victoria's Historic China Town. 595 Pandora is a 5-storey revitalized building with 53 condo units with studios, 1 and 2 bedrooms ranging in size from 518 to 1,435 sq.ft. The ground floor houses commercial / retail stores.

Close to Victoria Chinese Public School, Fisgard Market, Quinley's Gifts & Grocery and Tai Sang Grocery. Market Square and The Bay Centre.

Crossroads are Government Street and Pandora Avenue.

595 Pandora Has City-Approved Zoning for Short Term and Executive Rental

595 Pandora offers a unique opportunity for your clients to own a **move-in-ready** property in the heart of Downtown Victoria's Lantern District. There are 6 stunning Terrace Homes remaining, and 595 Pandora is one of the few new developments **zoned for short term and executive rental**, making this Victoria's best investment opportunity.

The Terrace Collection at 595 Pandora

Suite #	Suite Type	Sq. Ft.	Parking	Storage	Price
402	2 bedroom + den + flex	1,240	2	1	\$1,057,900
403	2 bedroom + den + flex	1,218	1	1	\$899,900
404	2 bedroom + den + flex	1,206	1	1	\$1,029,900
405	2 bedroom	950	1	1	\$719,900
406	2 bedroom	950	1	1	\$769,900
408	2 bedroom + den + flex	1,415	1	1	\$979,900

The top-floor Terrace Homes at 595 Pandora feature a premium Bosch appliance package - including 30" gas range, overheight ceilings, wide plank engineered hardwood flooring, and expansive patios perfect for taking in the best views in the city.

Exclusive Rental Management Provided by Spacehost

For investors at 595 Pandora looking into short term rental platforms such as AirBnB or VRBO, Spacehost is a local full-service property management company specializing in short term rentals in Downtown Victoria.

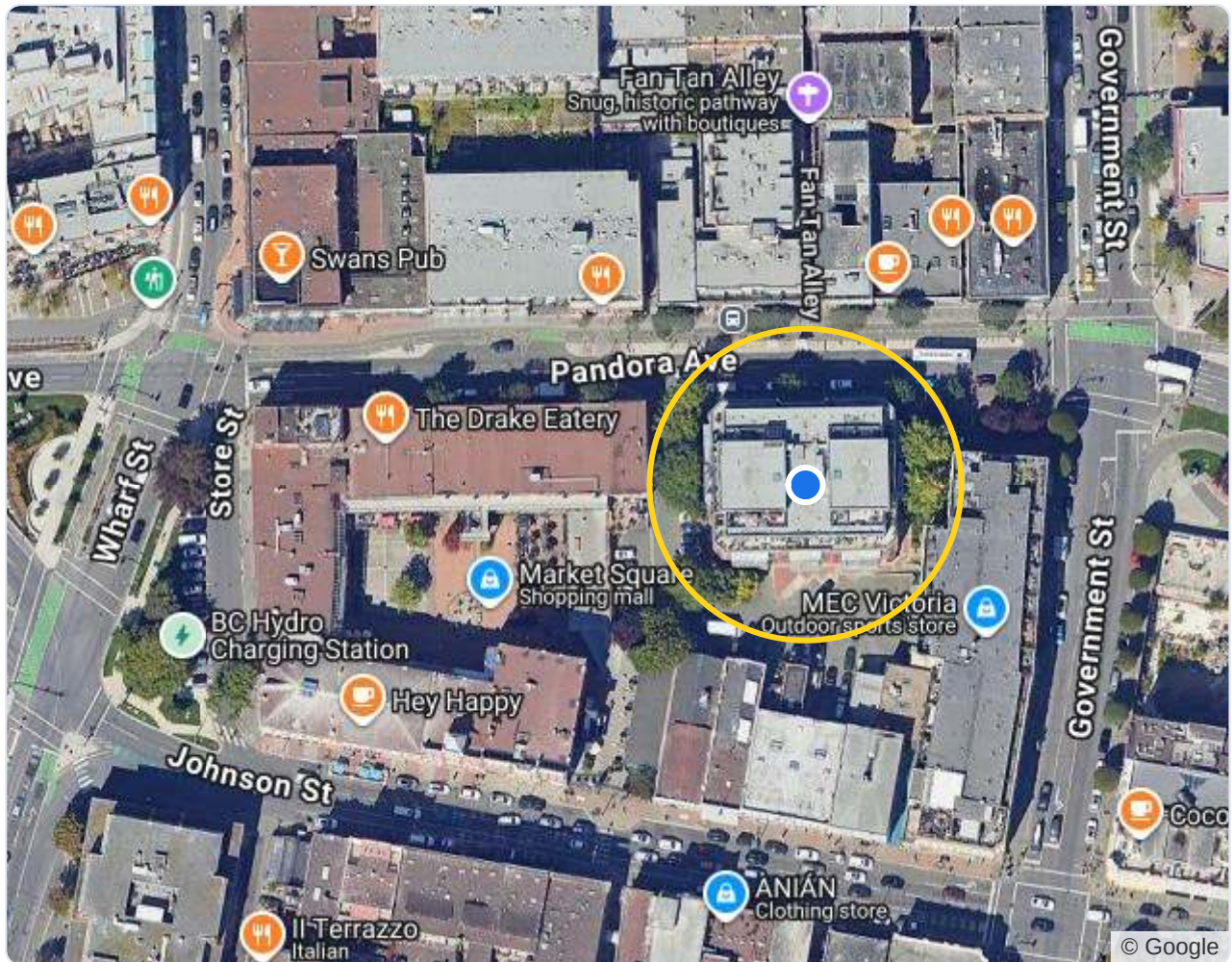
For an outline of Spacehost's full spectrum of services, and for more information on revenues for 595 Pandora, your clients can contact Nancy Paine at nancy@spacehost.ca.

Approved zoning for short term rentals presents a rare opportunity for your clients to take advantage of B.C.'s fastest-growing real estate market! For further inquiries regarding 595 Pandora, or to book a private appointment to view these stunning Terrace Homes with your clients, please call our Magnum Team in Victoria at 250-888-1117 or at victoria@595pandora.com.

Amenities & Features

- ✓ Elevator
- ✓ Exercise Centre
- ✓ Garbage Removal
- ✓ In Suite Laundry

Location



Neighbourhood & Walkability — Downtown

Info about downtown victoria (source - victoria.ca) Downtown Victoria hosts not only the world-renowned Inner Harbour, The Fairmont Empress hotel and Legislature Buildings, but also Canada's oldest Chinatown, and a wonderfully charming Old Town district. Our downtown is without a doubt one of the reasons why Victoria is consistently rated as a premier travel destination across the country, and around the globe. It is picturesque, featuring waterfront paths, charming shops and...

Full Walk Score® at walkscore.com.



Les Twarog

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