

FOR SALE

THE  
FOLIO  
GROUP

PRESENTS

302 - 555 Chatham St



CLOVER  
RESIDENTIAL



DISCOVER

# Downtown



Situated along Victoria's picturesque Inner Harbour, Downtown is a vibrant neighbourhood ideal for shopping, dining, and leisurely spending your day and night. Bike or walk, you're always near the waterfront as well as neighbouring urban villages.



**\$449,000**

**Neighbourhood:** Downtown

**Bedrooms:** 1

**Bathrooms:** 1

**Living Area:** 584 Sq.Ft. (strata plan)

**Year Built:** 2000

**Strata Fee:** \$344.51

**Taxes:** \$2,220 (Tax Year: 2023)

**MLS:** 975095

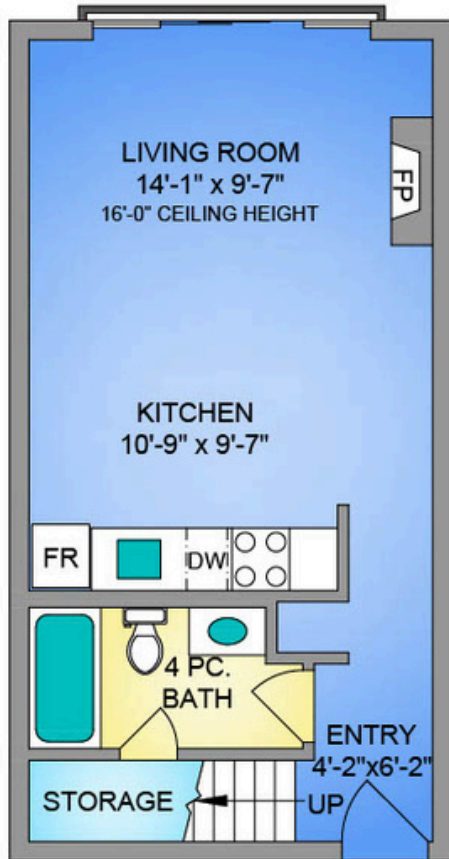
## #302 - 555 Chatham St

Authentic to the Downtown West Coast lifestyle, here is your rare opportunity to secure a loft style condo, situated by Victoria's vibrant & historic Chinatown. Split between 2 levels with soaring windows and 16ft ceilings, this unit boasts stylish concrete floors, a gas fireplace, and a spacious primary. The open & airy floor plan makes unparalleled use of its space and is flooded with natural light, plus efficient heating w/gas incl. in strata fee. Many cosmetic and functional improvements: remote operated black out blinds, dimmable LED light fixtures, paint, carpet+more. The popular Chatham Lofts offer 1 block proximity to the picturesque harbour, and an eclectic & emerging neighbourhood of independent businesses, restaurants, and breweries. Enjoy 360° ocean/city views from the rooftop deck. Plus insuite laundry, large in unit & separate storage, no size restrictions on pets, and a well maintained building w/proactive strata. Investment opportunity in this area! Possession flexible

# FLOOR PLANS

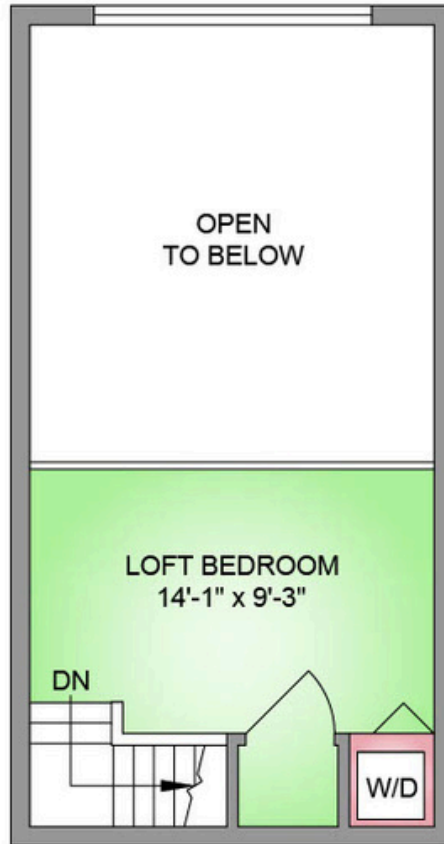
## MAIN FLOOR

420 SQ. FT.  
16' TO 7'-7" CEILING HEIGHT

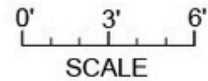


## UPPER FLOOR

190 SQ. FT.  
7'-5" CEILING HEIGHT



NORTH



250-884-9753  
matt@propermeasure.com  
www.propermeasure.com

|  |                |
|--|----------------|
| UNIT 302 - 555 CHATHAM STREET                                |                |
| MAY 2, 2024  |                |
| PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD     |                |
| PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY. |                |
| FLOOR  | AREA (SQ. FT.) |
| MAIN   | 420            |
| UPPER  | 190            |
| TOTAL  | 610            |



## GET TO KNOW US

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