


ACTIVE
C8016362
Board: V
Multi-Family Commercial

341 E HASTINGS STREET

Vancouver East
Hastings
V6A 1P3

\$3,500,000 (LP)
(SP)
(LR sq. ft. p/a) 

Investment opportunity in up & coming Strathcona! 30 unit SRO Hotel with retail on the main floor. See attached brochure for more details!!



NO IMAGE
AVAILABLE

P.I.D.: 015-584-771

Property Type: Multi-Family Commercial

Zoning/Land Use: DEOD

Land Sz SF/Acres: 3,050 / 0.07

Brochure:

Prop. Tax/Year: \$13,613.63 / 2017

Width / Depth: 25.00 / 122.00

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Freehold
Environmental Assessment Phase:
Occupancy:
Seller's Rights Reserved: No
Amenities:

Site Services:

General Building Details

Subj. Space SqFt: **Width / Depth:** /
Year Built:
Complex Name:
of Buildings: **# of Storeys:**
of Loading Doors: **# of Grade Doors:**
Parking Spaces: **# of Elevators:**
Roof:
HVAC:
Building Type:
Construction Type:

Restrictions:

1 Bdrm Apts:	Penthouse Apts:	Total Units:	Total Operating Expenses: \$
2 Bdrm Apts:	Bachelor Apts:	Gross Income: \$	Net Operating Income: \$
3 Bdrm Apts:	Studio Apts:	Other Income: \$	Cap Rate:
4+ Bdrm Apts:	Other Units:	Eff Gross Inc: \$	

Lease Details

Leased Rate Sq. Foot:	Lease Op Cost SqFt:	Lease SubLease:
Leased Size Sq. Foot:	Additional Rent/SF:	Tot. Spce Avail for Lse:
Lease Type:	Lease Term (Months):	Subj. Unit Cont. Spce:
	Lease Expiry Date:	


Firm: [Lee & Associates Vancouver](#)



ACTIVE
C8016235
Board: V
Multi-Family Commercial

809 W 23RD AVENUE

Vancouver West
Cambie
V5Z 2B1

\$7,200,000 (LP)
(SP)
(LR sq. ft. p/a) 



UNIQUE OPPORTUNITY FOR BUILDERS & DEVELOPERS! Prime Douglas Park 69x122 corner lot with historic church in desirable single-family neighborhood has been successfully rezoned CD-1, allowing for construction of 4 townhomes (2 with lock-off suites) and 2 coach houses totaling 9575 SF of saleable living area. Prior-to-letter for the Development Permit has been issued and the Building Permit is pending - start work as soon as the deal closes! Plans and all docs available from listing agent. Do not walk on property without permission. Also listed on residential multi-family R2228559.

P.I.D.: 004-516-486

Property Type: Multi-Family Commercial

Zoning/Land Use: CD-1

Land Sz SF/Acres: 8,430 / 0.19

Brochure:

Prop. Tax/Year: \$12,874.07 / 2017

Width / Depth: 69.10 / 122.00

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Freehold

Environmental Assessment Phase: Phase/Stage 1

Occupancy: Vacant

Seller's Rights Reserved: No

Amenities:

Site Services:

General Building Details

Subj. Space SqFt: 4,250

Width / Depth: /

Year Built:

Complex Name:

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors:

Parking Spaces:

of Elevators:

Roof: Asphalt Shingles

HVAC: Baseboard

Building Type: Church, Residential Mix, Mul Tenant/MultiPlex (5+)

Construction Type: Wood Frame

Restrictions:

1 Bdrm Apts:

Penthouse Apts:

Total Units:

Total Operating Expenses: \$

2 Bdrm Apts:

Bachelor Apts:

Gross Income: \$

Net Operating Income: \$

3 Bdrm Apts:

Studio Apts:

Other Income: \$

Cap Rate:

4+ Bdrm Apts:

Other Units:

Eff Gross Inc: \$

Lease Details

Leased Rate Sq. Foot:

Lease Op Cost SqFt:

Lease SubLease:

Leased Size Sq. Foot:

Additional Rent/SF:

Tot. Spce Avail for Lse:

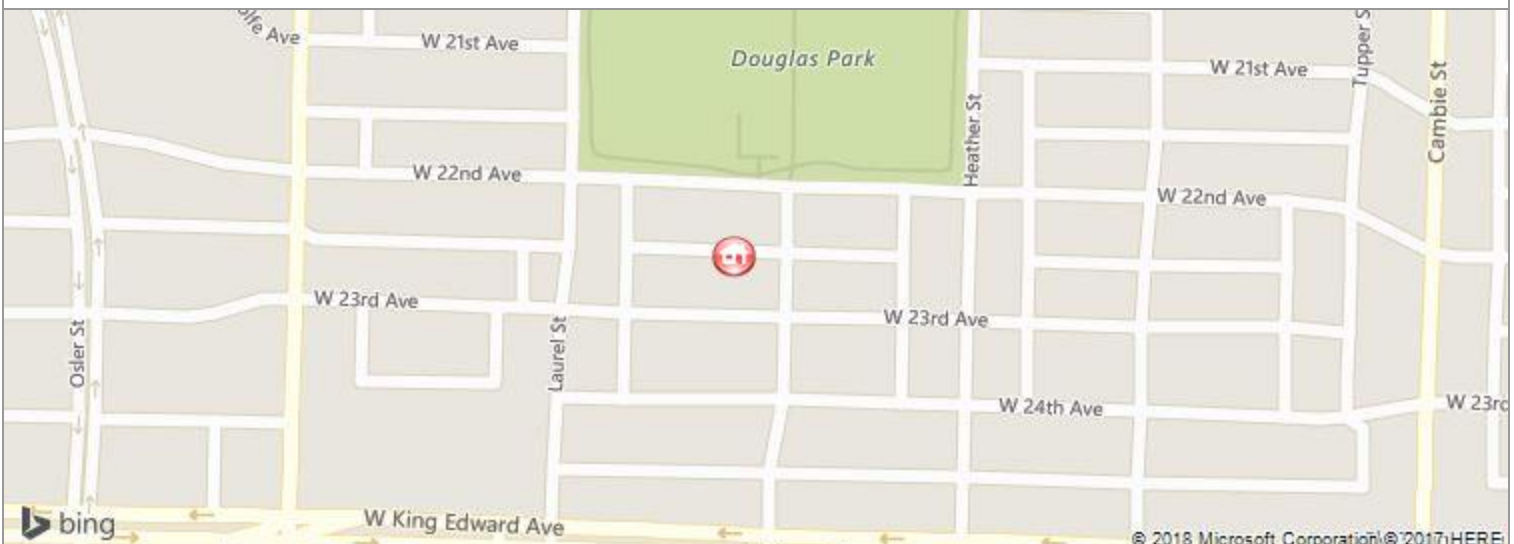
Lease Type:

Lease Term (Months):

Subj. Unit Cont. Spce:

Lease Expiry Date:


Firm: [Sutton Group-West Coast Realty](#)



ACTIVE
C8016188
Board: V
Multi-Family Commercial

4195 PERRY STREET

Vancouver East
Knight
V5N 3X4

\$5,888,000 (LP)
(SP)
(LR sq. ft. p/a) 

4195 Perry Street is a corner lot redevelopment site, locates 1 block away from Kingsway and King Edward intersection, is having new developments emerging in the neighbourhood. Easy to improve cap rate with some renovation.



NO IMAGE
AVAILABLE

P.I.D.: 014-007-495

Property Type: Land Commercial, Multi-F...

Zoning/Land Use: C2

Land Sz SF/Acres: 7,167 / 0.16

Brochure:

Prop. Tax/Year: \$30,951.79 / 2017

Width / Depth: 95.10 / 76.30

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Freehold

Environmental Assessment Phase: Phase/Stage 1

Occupancy: Tenant

Seller's Rights Reserved: No

Amenities:

Site Services:

General Building Details

Subj. Space SqFt:

Width / Depth: /

Year Built: 1931

Complex Name:

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors:

Parking Spaces: 0

of Elevators: 0

Roof: Other

HVAC: Electric, Hot Water

Building Type: Mixed Use

Construction Type: Wood Frame, Other

Restrictions:

1 Bdrm Apts:

Penthouse Apts:

Total Units:

Total Operating Expenses: \$

2 Bdrm Apts:

Bachelor Apts:

Gross Income: \$

Net Operating Income: \$

3 Bdrm Apts:

Studio Apts:

Other Income: \$

Cap Rate:

4+ Bdrm Apts:

Other Units:

Eff Gross Inc: \$

Lease Details

Leased Rate Sq. Foot:

Lease Op Cost SqFt:

Lease SubLease:

Leased Size Sq. Foot:

Additional Rent/SF:

Tot. Spce Avail for Lse:

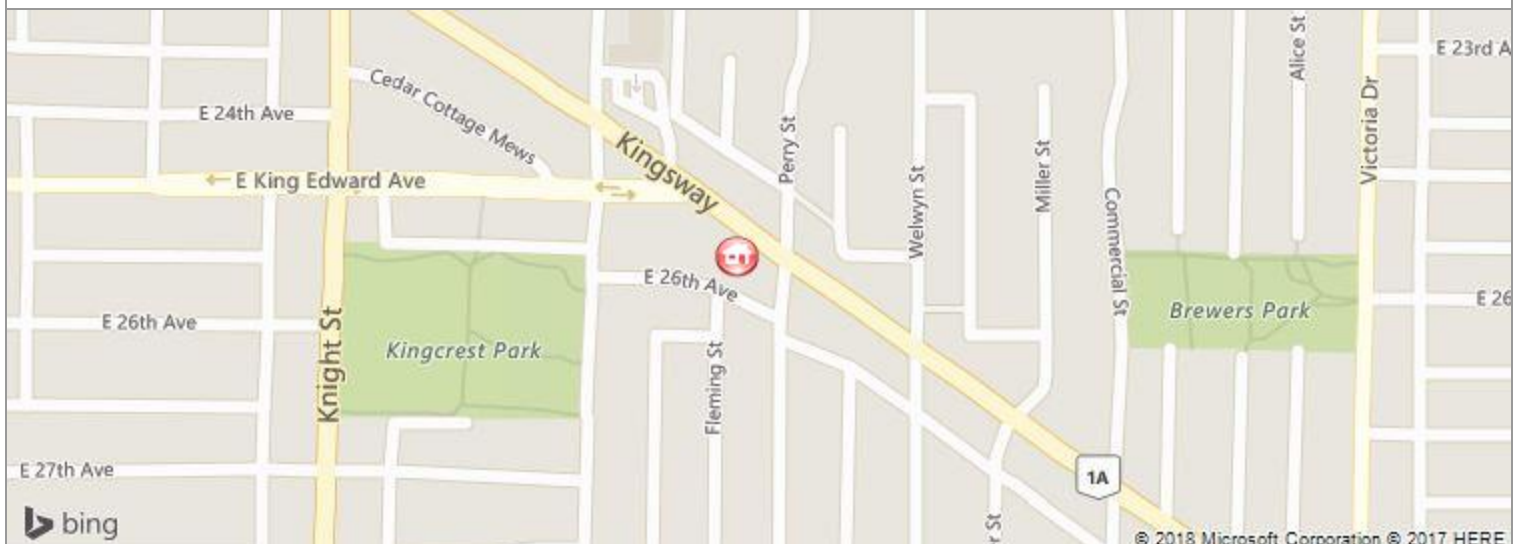
Lease Type:

Lease Term (Months):

Subj. Unit Cont. Spce:

Lease Expiry Date:


Firm: [Royal Pacific Realty Corp.](#)



ACTIVE
C8016101
Board: H
Multi-Family Commercial

9240 CORBOULD STREET

Chilliwack
Chilliwack W Young-Well
V2P 4A5

\$3,250,000 (LP)
(SP)
(LR sq. ft. p/a) 



Residential 4 building multi-family complex, 24 units. Constructed 1991. 8 x 1 Bdrm, 8 x 2 bdrm, 8 x 2 bdrm 2 storey townhomes. Full City services, each unit separately metered with insuite laundry. Site close to core amenities within a well-established multi-family area undergoing transition. A desirable location in proximity to Chilliwack General Hospital, Chilliwack Cultural and Leisure Centres, curling rink, Evergreen Hall and Prospera Center Multiplex Ice Arena and shopping all within immediate and convenient walking distance. Offered at a 4% CAP Rate, unit price \$135,416. Contact Listing Agent for information brochure, Non-Disclosure Agreement and Detailed Financial Information.

P.I.D.: 017-469-112

Property Type: Multi-Family Commercial

Zoning/Land Use: R5

Land Sz SF/Acres: 35,155 / 0.81

Brochure:

Prop. Tax/Year: \$15,702.43 / 2017

Width / Depth: 175.00 / 201.00

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Freehold

Environmental Assessment Phase: Phase/Stage 1

Occupancy: Tenant

Seller's Rights Reserved: No

Amenities:

Site Services:

Restrictions: None Known

1 Bdrm Apts: 8
2 Bdrm Apts: 16
3 Bdrm Apts: 0
4+ Bdrm Apts: 0

Penthouse Apts: 0
Bachelor Apts: 0
Studio Apts: 0
Other Units: 0

General Building Details

Subj. Space SqFt: **Width / Depth:** /

Year Built: 1991

Complex Name:

of Buildings: **# of Storeys:** 2

of Loading Doors: **# of Grade Doors:**

Parking Spaces: **# of Elevators:**

Roof: Asphalt Shingles

HVAC: Baseboard, Electric, Separate HVAC Units

Building Type: Low Rise (2-4 storeys)

Construction Type: Wood Frame

Total Units: 24 **Total Operating Expenses:** \$ 84,586

Gross Income: \$ 220,812 **Net Operating Income:** \$ 131,810

Other Income: \$ 0 **Cap Rate:** 4.00

Eff Gross Inc: \$ 216,396

Lease Details

Leased Rate Sq. Foot:

Leased Size Sq. Foot:

Lease Type:

Lease Op Cost SqFt:

Additional Rent/SF:

Lease Term (Months):

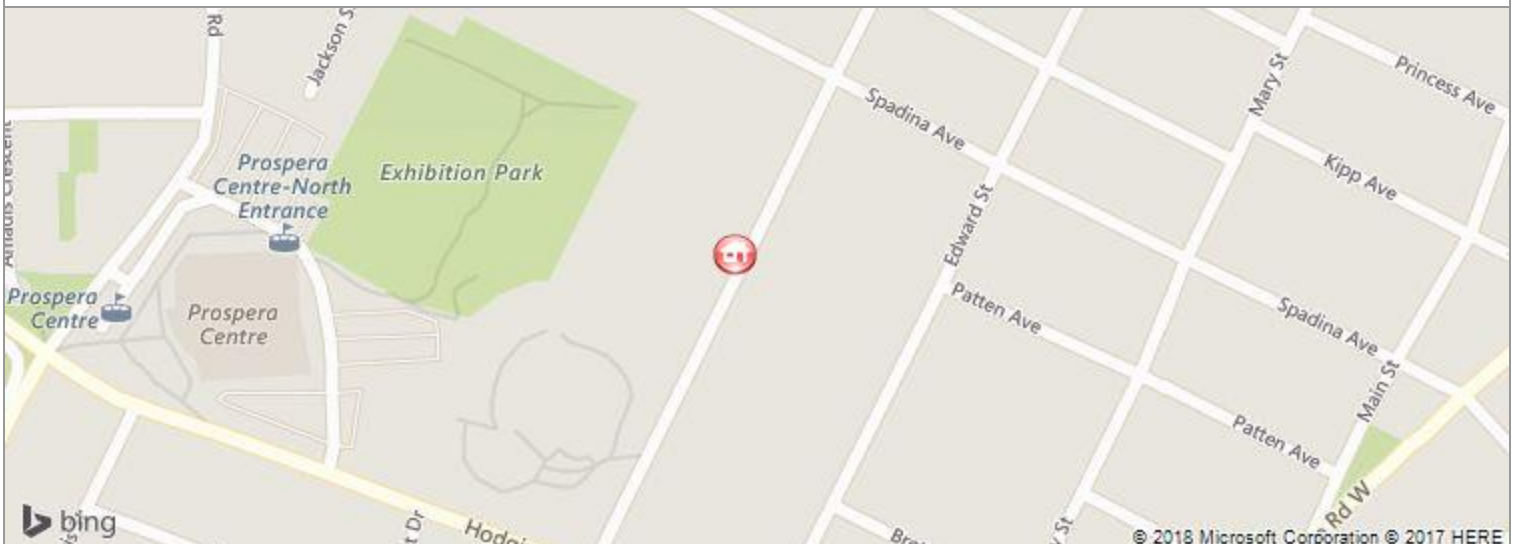
Lease Expiry Date:

Lease SubLease:

Tot. Spce Avail for Lse:

Subj. Unit Cont. Spce:


Firm: [RE/MAX Bob Plowright Realty](#)



ACTIVE
C8016123
Board: H
 Multi-Family Commercial

480 THACKER AVENUE

Hope
 Hope Center
 VOX 1L0

\$1,590,000 (LP)
 (SP)
 (LR sq. ft. p/a) 



3 buildings and total of 12 units sitting on over 1/2 acre high density multi-family zoned property. Property features lane access to back units and large paved front parking area plus fenced yard/lawn area. 2-3 bdrm units and 10-2 bdrm units have potential rents of up to \$1100/mth each some of which have underwent recent cosmetic upgrades. Ideal location to attract good long term tenants located near elementary and secondary schools and in decent residential neighborhood. Easy to rent as very few rental units available in Hope. Very near 0% vacancy rate.

P.I.D.: 007-315-716

Property Type: Multi-Family Commercial

Zoning/Land Use: RM-1

Land Sz SF/Acres: 24,745 / 0.57

Brochure:

Prop. Tax/Year: \$7,891.16 / 2017

Width / Depth: 194.00 / 130.00

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Freehold

Environmental Assessment Phase: Not Applicable

Occupancy: Tenant

Seller's Rights Reserved: No

Amenities:

Site Services:

General Building Details

Subj. Space SqFt: **Width / Depth:** /

Year Built: 1969

Complex Name:

of Buildings: **# of Storeys:** 2

of Loading Doors: **# of Grade Doors:**

Parking Spaces: 24 **# of Elevators:** 0

Roof: Torch On

HVAC: Forced Air, Separate Controls

Building Type: Low Rise (2-4 storeys)

Construction Type: Concrete Block, Wood Frame

Restrictions:

1 Bdrm Apts: 0	Penthouse Apts: 0	Total Units: 12	Total Operating Expenses: \$ 27,681
2 Bdrm Apts: 10	Bachelor Apts: 0	Gross Income: \$ 112,704	Net Operating Income: \$ 86,823
3 Bdrm Apts: 2	Studio Apts: 0	Other Income: \$ 1,800	Cap Rate: 5.50
4+ Bdrm Apts: 0	Other Units: 0	Eff Gross Inc: \$ 114,504	

Lease Details

Leased Rate Sq. Foot:

Leased Size Sq. Foot:

Lease Type:

Lease Op Cost SqFt:

Additional Rent/SF:

Lease Term (Months):

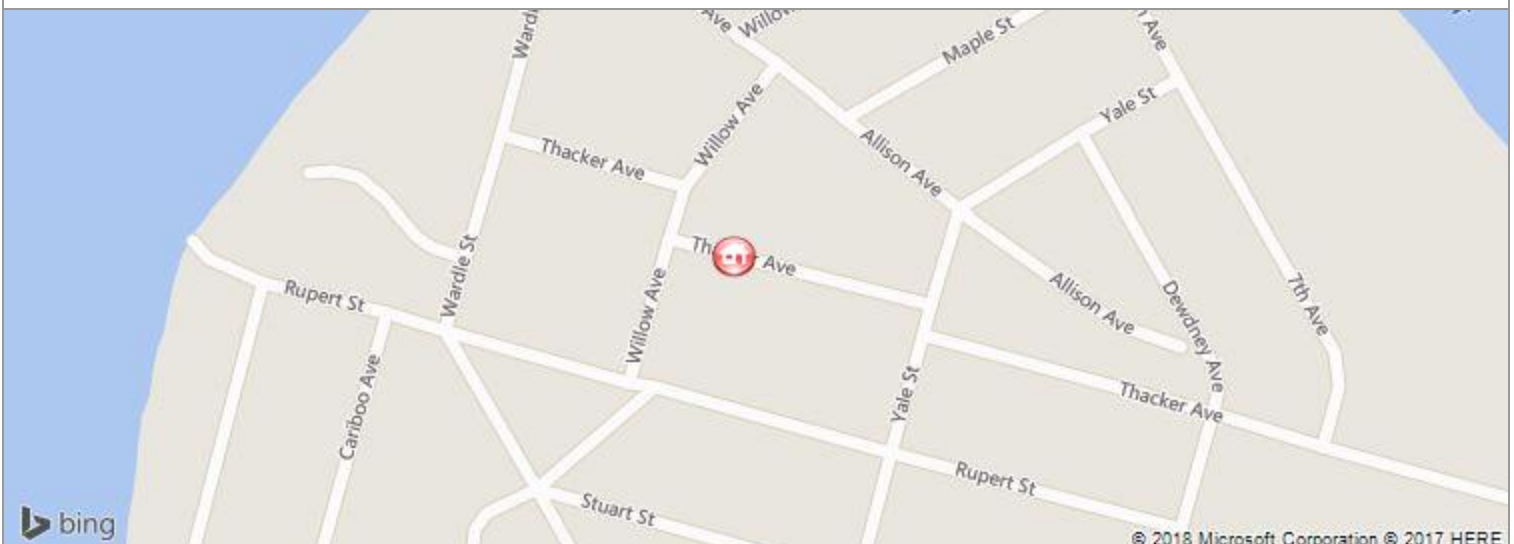
Lease Expiry Date:

Lease SubLease:

Tot. Spce Avail for Lse:

Subj. Unit Cont. Spce:


Firm: [RE/MAX Nyda Realty \(Hope\)](#)



ACTIVE
C8016144
Board: V
Multi-Family Commercial

2393 W 6TH AVENUE

Vancouver West
Kitsilano
V6K 1W1

\$3,800,000 (LP)
(SP)
(LR sq. ft. p/a) 



Fabulous Large Kitsilano Character Cash Machine & Trophy Property on 50' x 110' Corner RT-8 lot. House contains: Top: 3 Bdrm Suite; 2nd Floor: 3 Bdrm Suite & 2 + Den Suite; Main Floor: 5 bdrm Suite & Studio Suite; Down: 1 Bdrm Suite. All units are self contained, and furnished. Total Income = \$146,604/yr (with upside), Expenses = \$45,581/yr (includes on-site manager), Net Income = \$101,023/yr. House is in very good condition with updated roof, balconies, h/w tank, bathrooms & more. Suites are bright & well appointed, many with "chalet" vibe, some with balconies & patio. A spacious rear yard containing 6 storage units & parking in the side for 3-4 cars. All showings by appt with 48 hrs notice. Showing Fri Jan 12th @ 1:00pm by appointment. Call LS to view & for info pkg.

P.I.D.: 003-546-209

Property Type: Multi-Family Commercial

Zoning/Land Use: RT-8

Land Sz SF/Acres: 0 / 0.00

Brochure:

Prop. Tax/Year: \$11,780.74 / 2017

Width / Depth: /

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Freehold

Environmental Assessment Phase: None

Occupancy: Tenant

Seller's Rights Reserved: No

Amenities:

Site Services:

General Building Details

Subj. Space SqFt: **Width / Depth:** /

Year Built: 1912

Complex Name:

of Buildings: **# of Storeys:** 4

of Loading Doors: **# of Grade Doors:**

Parking Spaces: **# of Elevators:**

Roof:

HVAC:

Building Type: Mul Tenant/MultiPlex (5+)

Construction Type: Wood Frame

Restrictions:

1 Bdrm Apts: 1	Penthouse Apts: 0	Total Units: 6	Total Operating Expenses: \$ 44,694
2 Bdrm Apts: 2	Bachelor Apts: 0	Gross Income: \$ 144,900	Net Operating Income: \$ 101,906
3 Bdrm Apts: 1	Studio Apts: 1	Other Income: \$ 1,700	Cap Rate: 2.70
4+ Bdrm Apts: 1	Other Units: 0	Eff Gross Inc: \$ 146,600	

Lease Details

Leased Rate Sq. Foot:

Leased Size Sq. Foot:

Lease Type:

Lease Op Cost SqFt:

Additional Rent/SF:

Lease Term (Months):

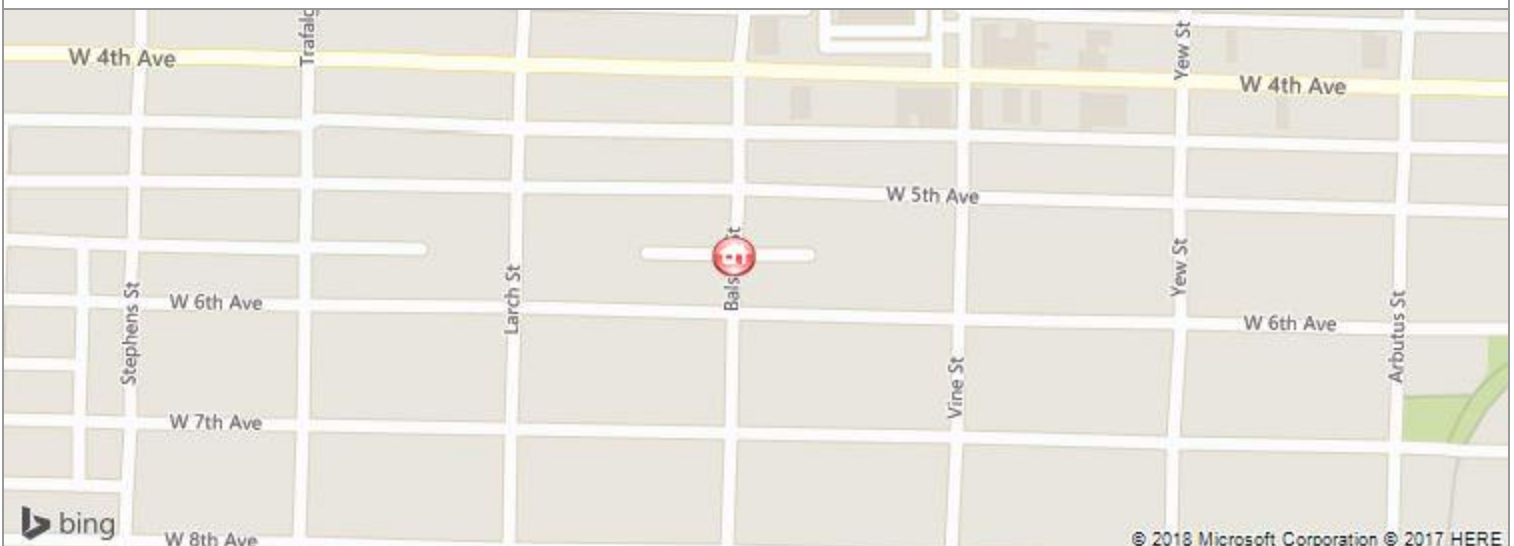
Lease Expiry Date:

Lease SubLease:

Tot. Spce Avail for Lse:

Subj. Unit Cont. Spce:


Firm: [RE/MAX Real Estate Services](#)



ACTIVE
C8016069
Board: V
 Multi-Family Commercial

2494 CORNWALL AVENUE

Vancouver West
 Kitsilano
 V6K 1B8

\$21,000,000 (LP)
 (SP)
 (LR sq. ft. p/a) 



Exceptional investment opportunity! This well run CO-OP apartment building is located 1 block to Kits Beach in the heart of Kitsilano neighborhood. Pristine 12,000 sq ft corner lot with 18 suites (6x1 bdrm & 12x2 bdrm) with 9 secured rear lane parking garages. Some suites provide exceptional water views. Redevelopment potential with NO rezoning under the RM4 zoning & NO rental replacement OR take advantage of the Affordable Housing Choices Interim Rezoning Policy which allows for 100% rental redevelopment of up to 6 stories. Entire building is available via potential CO-OP wind up. For further details please contact listing agents.

P.I.D.: 015-099-083

Property Type: Multi-Family Commercial

Zoning/Land Use: RM4

Land Sz SF/Acres: 12,000 / 0.28

Brochure:

Prop. Tax/Year: \$20,391.93 / 2016

Width / Depth: 100.00 / 120.00

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Freehold

Environmental Assessment Phase: None

Occupancy: Owner

Seller's Rights Reserved: No

Amenities:

Site Services:

General Building Details

Subj. Space SqFt: **Width / Depth:** /

Year Built: 1947

Complex Name: GWEN-LYN MANOR APARTMENTS

of Buildings: **# of Storeys:**

of Loading Doors: **# of Grade Doors:**

Parking Spaces: 9 **# of Elevators:**

Roof: Torch On

HVAC:

Building Type:

Construction Type: Wood Frame

Restrictions:

1 Bdrm Apts:

Penthouse Apts:

Total Units:

Total Operating Expenses: \$

2 Bdrm Apts:

Bachelor Apts:

Gross Income: \$

Net Operating Income: \$

3 Bdrm Apts:

Studio Apts:

Other Income: \$

Cap Rate:

4+ Bdrm Apts:

Other Units:

Eff Gross Inc: \$

Lease Details

Leased Rate Sq. Foot:

Lease Op Cost SqFt:

Lease SubLease:

Leased Size Sq. Foot:

Additional Rent/SF:

Tot. Spce Avail for Lse:

Lease Type:

Lease Term (Months):

Subj. Unit Cont. Spce:

Lease Expiry Date:

Firm: [Lee & Associates Vancouver](#)

