


**ACTIVE**  
**C8029808**  
**Board:** V  
Multi-Family Commercial

## 6660 TELFORD AVENUE

Burnaby South  
Metrotown  
V0V 0V0

**\$16,500,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



47 Units Apartment Building in Metrotown on 32,249 SQ FT Lot. RM3 Zone. Walk to Metrotown Skytrain Station and Metropolis shopping Mall. Easy to rent, very low vacancy. Water Heater and Boiler was upgraded in 2011 and Elevator was upgraded in 2015. All electrical panels are updated to Circuit Breaker. All windows and sliding doors are double glazed. Rent below market, Big room to increase income and revenue. Potential to assemble neighbor property for bigger lot for future development.

**P.I.D.:** 003-183-815

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM3

**Land Sz SF/Acres:** 32,249 / 0.74

**Brochure:**

**Prop. Tax/Year:** \$79,395.17 / 2019

**Width / Depth:** 493.60 / 703.20

**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:**

### Restrictions:

**1 Bdrm Apts:** 40

**2 Bdrm Apts:** 7

**3 Bdrm Apts:**

**4+ Bdrm Apts:**

**Penthouse Apts:**

**Bachelor Apts:**

**Studio Apts:**

**Other Units:**

### General Building Details

**Subj. Space SqFt:**

**Width / Depth:** /

**Year Built:** 1969

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:**

**# of Elevators:**

**Roof:** Tar & Gravel

**HVAC:** Common Water Heater

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

**Total Units:**

**Gross Income:** \$

**Other Income:** \$

**Eff Gross Inc:** \$

**Total Operating Expenses:** \$

**Net Operating Income:** \$

**Cap Rate:**

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

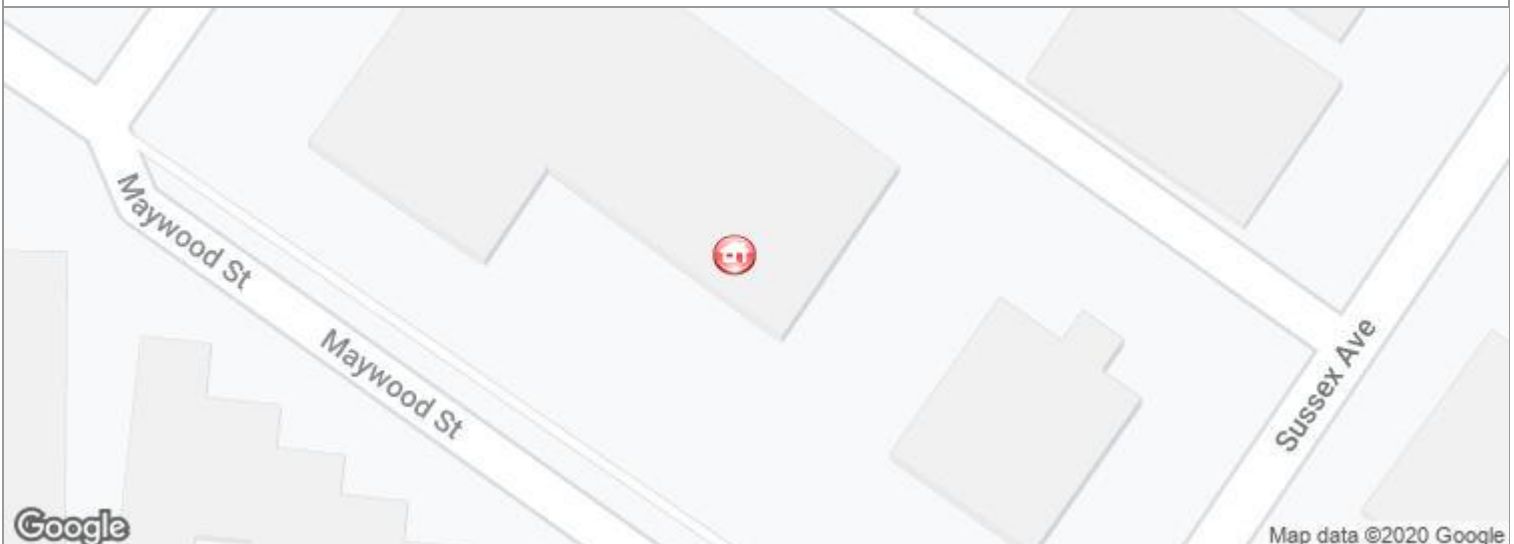
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**

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




**ACTIVE**  
**C8029887**

**Board:** H  
Multi-Family Commercial

## 45749 KIPP AVENUE

Chilliwack  
Chilliwack W Young-Well  
V2P 1Y4

**\$998,900** (LP)  
(SP)  
(LR sq. ft. p/a) 



Fantastic opportunity to own your own apartment building! Well maintained 6 plex in downtown Chilliwack! Close to all amenities. Quiet building with long term tenants, great addition to any investment portfolio.

**P.I.D.:** 012-299-863

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** R6

**Land Sz SF/Acres:** 8,712 / 0.20

**Brochure:**

**Prop. Tax/Year:** \$3,686.60 / 2019

**Width / Depth:** 66.00 / 132.00

**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:**

**Restrictions:** None Known

**1 Bdrm Apts:** 5

**2 Bdrm Apts:** 1

**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:** 1969

**Complex Name:** ROSEHILL APARTMENTS

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

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

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

**Roof:** Torch On

**HVAC:** Common Water Heater, Hot Water

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame, Other

**Total Units:** 6

**Gross Income:** \$ 3,990

**Other Income:** \$ 30

**Eff Gross Inc:** \$ 3,990

**Total Operating Expenses:** \$ 1,374

**Net Operating Income:** \$ 2,615

**Cap Rate:** 3.14

### 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:** [Pathway Executives Realty Inc.](#)



**ACTIVE**  
**C8030117**  
**Board:** V  
Multi-Family Commercial

## 1205-1207 FOURTH AVENUE

New Westminster  
Uptown NW  
V3M 1T8

**\$7,900,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



NO IMAGE  
AVAILABLE

The current rental market is very active & tight with less than 1% vacancy rate. The market rental rates for one bedroom are between \$1,100 to \$1,300. The building has 29 one bedroom the rates are between \$605 to \$1,050. There are a lot of upside potential on rental rates. The potential annual rental could be \$430,800 or more.

**P.I.D.:** 006-951-198

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM2

**Land Sz SF/Acres:** 16,635 / 0.38

**Brochure:**

**Prop. Tax/Year:** \$26,094.07 / 2019

**Width / Depth:** 111.94 / 93.48

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:** None

**Occupancy:**

**Seller's Rights Reserved:**

**Amenities:**

**Site Services:**

### Restrictions:

**1 Bdrm Apts:** 1

**2 Bdrm Apts:**

**3 Bdrm Apts:**

**4+ Bdrm Apts:**

**Penthouse Apts:**

**Bachelor Apts:** 3

**Studio Apts:** 29

**Other Units:**

### General Building Details

**Subj. Space SqFt:** 25,020 **Width / Depth:** /

**Year Built:** 1954

**Complex Name:** RIVERSIDE COURT

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

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

**Parking Spaces:** 13 **# of Elevators:**

**Roof:**

**HVAC:**

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Concrete Block

**Total Units:**

**Gross Income:** \$

**Other Income:** \$

**Eff Gross Inc:** \$

**Total Operating Expenses:** \$

**Net Operating Income:** \$

**Cap Rate:**

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

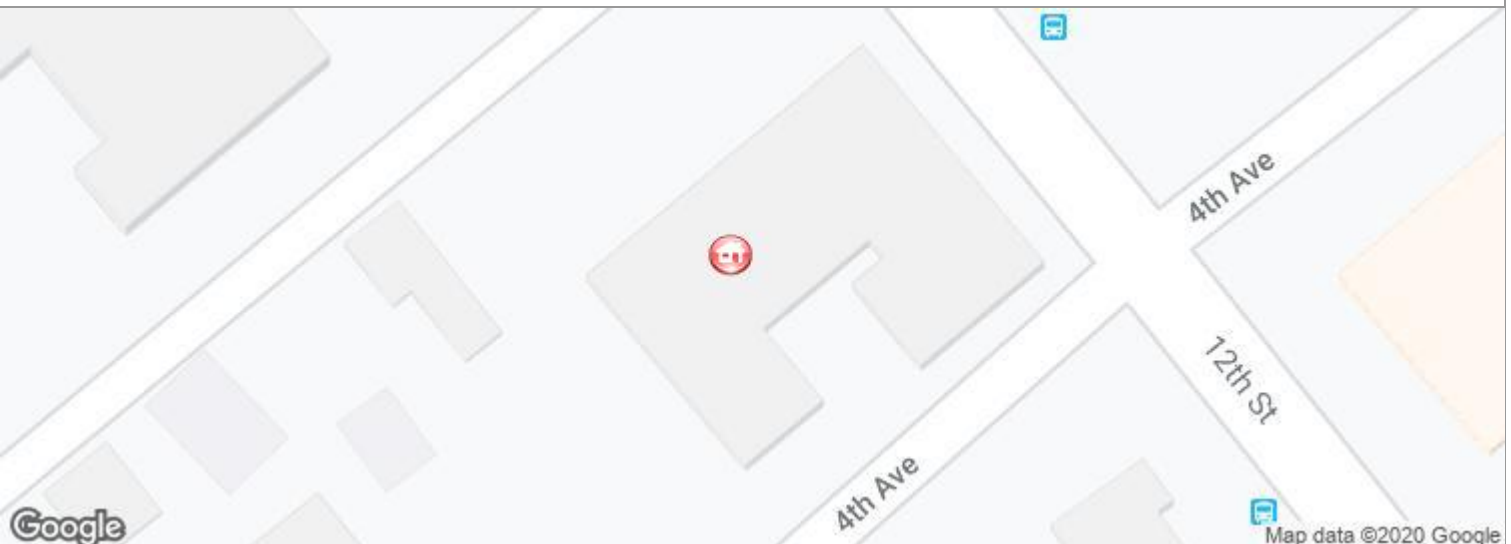
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**

**Firm:** [CM Realty & Properties Ltd.](#)






**ACTIVE**  
**C8030060**

**Board:** V  
Multi-Family Commercial

## 8644 FRENCH STREET

Vancouver West  
Marpole  
V6P 4W6

**\$4,128,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



13 SUITE APARTMENT BLOCK IN MARPOLE AREA. PROPERTY UPDATES OVER THE YEARS INCLUDE FULL RE-PIPE (2012 APPROX), HOT WATER TANK (2015), PREFER OTP SUBJECT TO INSPECTION OF BLDG & SUITES.

**P.I.D.:** 014-344-394

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM-3A

**Land Sz SF/Acres:** 7,000 / 0.16

**Brochure:**

**Prop. Tax/Year:** \$11,340.00 / 2019

**Width / Depth:** 50.00 / 140.00

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:** None

**Occupancy:** Tenant Rights

**Seller's Rights Reserved:** No

**Amenities:**

**Site Services:**

**Restrictions:** None Known

**1 Bdrm Apts:** 12

**2 Bdrm Apts:**

**3 Bdrm Apts:**

**4+ Bdrm Apts:**

**Penthouse Apts:**

**Bachelor Apts:**

**Studio Apts:** 1

**Other Units:**

### General Building Details

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

**Year Built:** 1959

**Complex Name:** THE TOWNLEY

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

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

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

**Roof:** Tar & Gravel

**HVAC:** Common Water Heater, Hot Water

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Brick/Masonry, Wood Frame

**Total Units:** 13

**Gross Income:** \$ 153,948

**Other Income:** \$ 3,033

**Eff Gross Inc:** \$ 156,981

**Total Operating Expenses:** \$ 56,400

**Net Operating Income:** \$ 100,581

**Cap Rate:** 2.40

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

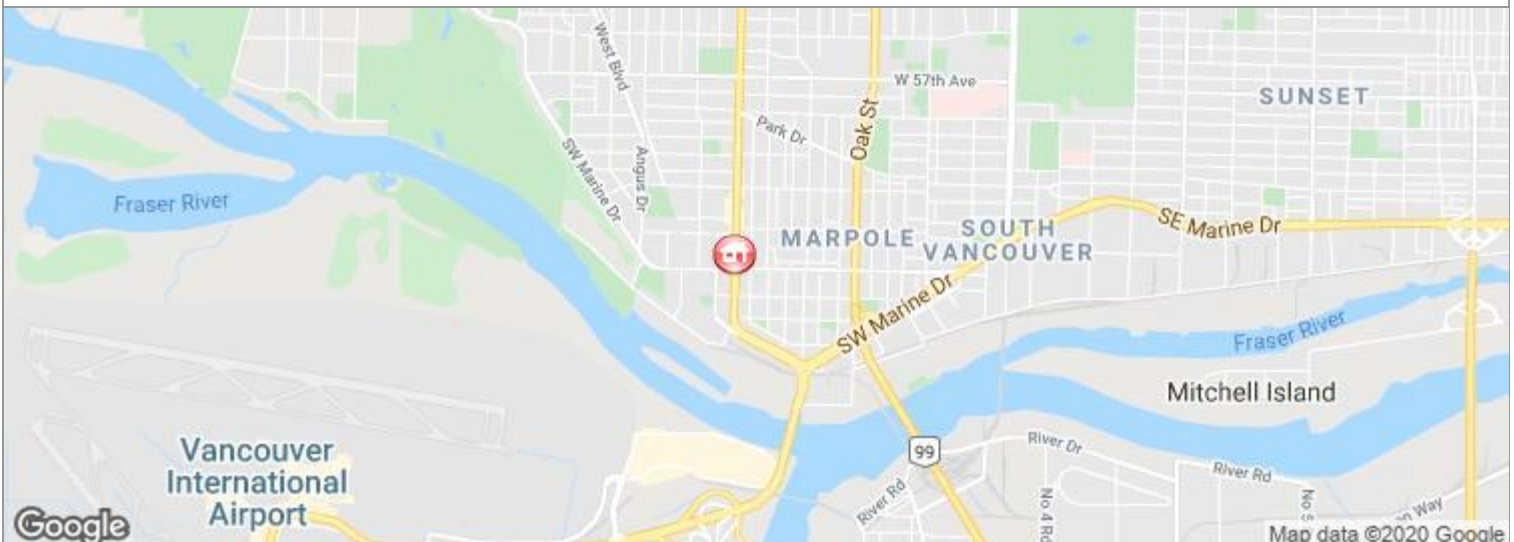
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**


**Firm:** [Dorset Realty Group](#)



**ACTIVE**  
**C8030067**  
**Board: V**  
 Multi-Family Commercial

## 2328 GALT STREET

Vancouver East  
 Victoria VE  
 V5N 2Z9

**\$15,500,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



Avison Young is pleased to offer for sale Galt Street Flats, a brand-new, purpose-built, 28-unit rental apartment building located at 2328 Galt Street in Vancouver, BC (the "Property"). The Property has been constructed under the City of Vancouver's Rental 100 program and is a LEED standard building featuring a Heat Recovery Ventilation (HRV) system, Energy Star in-suite laundry and LED lighting. This offering presents an investor with the opportunity to acquire a multi-family asset that is newly constructed, providing secure cash flow with future income upside.

**P.I.D.:** 029-774-608

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** CD-1(632)

**Land Sz SF/Acres:** 12,011 / 0.28

**Brochure:**

**Prop. Tax/Year:** \$30,501.99 / 2019

**Width / Depth:** 99.00 / 122.00

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:** Phase/Stage 2

**Occupancy:** Tenant

**Seller's Rights Reserved:** No

**Amenities:**

**Site Services:**

### General Building Details

**Subj. Space SqFt:** 23,089 **Width / Depth:** /

**Year Built:** 2019

**Complex Name:** GALT STREET FLATS

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

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

**Parking Spaces:** 20 **# of Elevators:**

**Roof:** Flexible Membrane

**HVAC:** Baseboard, Electric, Hot Water

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Concrete Block, Wood Frame

### Restrictions:

**1 Bdrm Apts:**

**2 Bdrm Apts:** 27

**3 Bdrm Apts:** 1

**4+ Bdrm Apts:**

**Penthouse Apts:**

**Bachelor Apts:**

**Studio Apts:**

**Other Units:**

**Total Units:** 28

**Gross Income:** \$

**Other Income:** \$

**Eff Gross Inc:** \$

**Total Operating Expenses:** \$

**Net Operating Income:** \$

**Cap Rate:**

### 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:** [Avison Young](#)




**ACTIVE**  
**C8030125**

**Board:** V  
Multi-Family Commercial

## 1420-1430 NAPIER STREET

Vancouver East  
Grandview Woodland  
V5L 2M5

**\$4,399,900** (LP)  
(SP)  
(LR sq. ft. p/a) 



This is a very rare and unique opportunity to own 6 income generating townhomes sitting pretty on a corner lot in East Van. Close to Commercial drive with insane long term potential. Deals like this don't come up often. Priced below assessed value. Net Operating Income of \$165,000. Total income for 2018 was \$192,954. Great tenants already in place. The lot has serious holding potential being 88 feet wide by 32 feet deep and on the corner of Napier and McLean. Lots of upgrades over the years. New Windows last year. Supporting documents available upon request.

**P.I.D.:** 014-234-831

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM-4

**Land Sz SF/Acres:** 2,816 / 0.00

**Brochure:** <http://themaacnabs.com/napier-townhomes/>

**Prop. Tax/Year:** \$12,664.29 / 2019

**Width / Depth:** 88.00 /

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:** [VirtualTourLink](#)

### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:** Phase/Stage 1

**Occupancy:** Tenant

**Seller's Rights Reserved:**

**Amenities:**

**Site Services:**

### General Building Details

**Subj. Space SqFt:** 7,670

**Width / Depth:** /

**Year Built:** 1912

**Complex Name:**

**# of Buildings:**

**# of Storeys:** 4

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:**

**# of Elevators:** 0

**Roof:** Asphalt Shingles

**HVAC:**

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

### Restrictions:

**1 Bdrm Apts:** 0

**Penthouse Apts:** 0

**Total Units:** 6

**Total Operating Expenses:** \$ 27,754

**2 Bdrm Apts:** 0

**Bachelor Apts:** 0

**Gross Income:** \$ 192,954

**Net Operating Income:** \$ 165,000

**3 Bdrm Apts:** 2

**Studio Apts:** 0

**Other Income:** \$ 0

**Cap Rate:** 3.78

**4+ Bdrm Apts:** 4

**Other Units:** 0

**Eff Gross Inc:** \$ 0

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

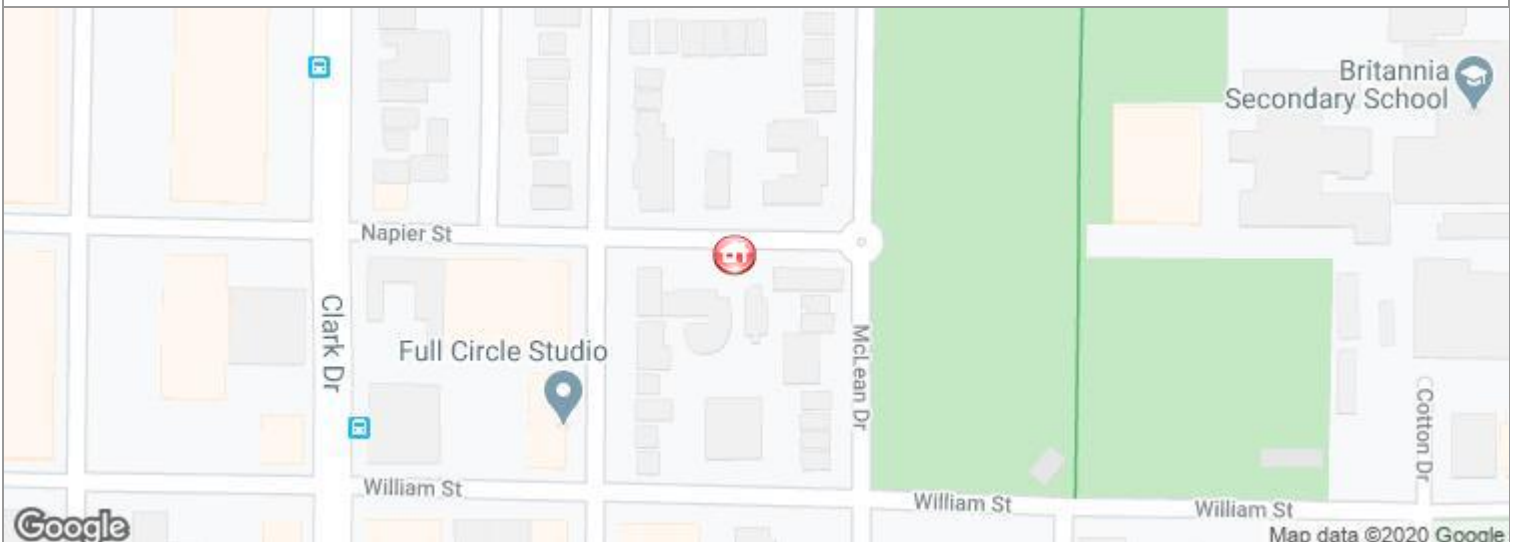
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**

**Firm:** [Keller Williams Elite Realty](#)






**ACTIVE**  
**C8030212**

**Board:** H  
Multi-Family Commercial

## 5732 VEDDER ROAD

Sardis  
Vedder S Watson-Promontory  
V2R 3N3

**\$2,000,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



Rental Unit Complex for Sale located in the desirable Sardis area of Chilliwack. Featuring 10 two bedroom units and 1 One Bedroom unit on 0.4 Acres of land. Currently rented at approximately \$9,300/month gross. Electric heat paid by tenant plus each unit is individually metered.

**P.I.D.:** 002-468-352

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** P2

**Land Sz SF/Acres:** 18,033 / 0.41

**Brochure:**

**Prop. Tax/Year:** \$8,673.70 / 2019

**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:** 1988

**Complex Name:**

**# of Buildings:**

**# of Storeys:** 1

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:**

**# of Elevators:**

**Roof:**

**HVAC:**

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Mixed

### Restrictions:

**1 Bdrm Apts:** 1

**Penthouse Apts:** 0

**Total Units:** 11

**Total Operating Expenses:** \$ 28,173

**2 Bdrm Apts:** 10

**Bachelor Apts:** 0

**Gross Income:** \$ 111,600

**Net Operating Income:** \$ 83,427

**3 Bdrm Apts:** 0

**Studio Apts:** 0

**Other Income:** \$ 0

**Cap Rate:** 4.17

**4+ Bdrm Apts:** 0

**Other Units:** 0

**Eff Gross Inc:** \$ 111,600

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

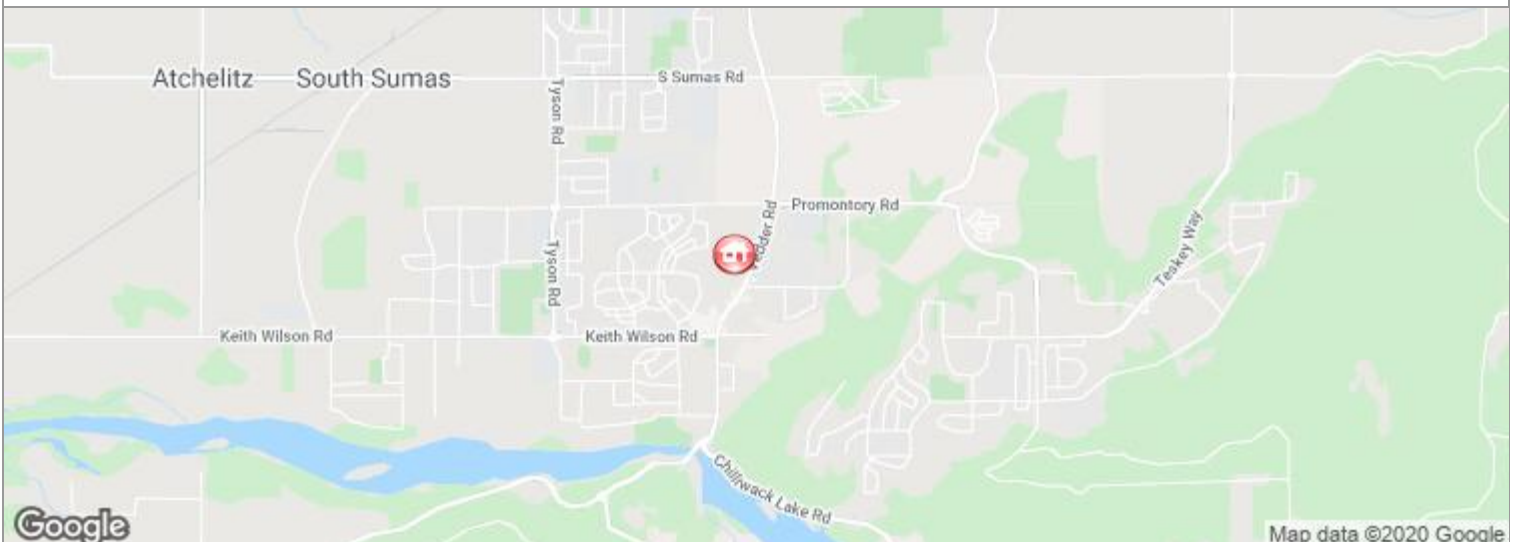
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**

**Firm:** [HomeLife Advantage Realty Ltd](#)




**ACTIVE**  
**C8030215**

**Board:** V  
Multi-Family Commercial

## 6649 BURLINGTON AVENUE

Burnaby South  
Metrotown  
V5H 3M8

**\$4,499,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



ATTENTION INVESTORS/DEVELOPERS, APPROVED OCP calls for HIGH DENSITY (RM4s). Fully Tenanted building with long term tenants. Hold and wait as the Developers knock. This area is in high demand of re-development. Potential Land assembly could include 6616, 6660 Marlborough Ave & 6649 Burlington Ave & 5070, 5072 Grimmer St). Forming a large  $\pm$  0.836 Acres site. Close to skytrain and all transportation. This area is rapidly transforming with multiple high rises in the area. Partial Vendor Financing possible. This is a great opportunity, call for more information.

**P.I.D.:** 002-510-090

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM3/RM4S

**Land Sz SF/Acres:** 7,292 / 0.14

**Brochure:**

**Prop. Tax/Year:** \$15,848.72 / 2018

**Width / Depth:** 66.00 / 110.00

**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:** Yes

**Amenities:**

**Site Services:** Electricity, Fully Serviced, Garbage Collection, Lane, Sewer  
- Storm, City Water

**Restrictions:** None Known

**1 Bdrm Apts:** 4

**Penthouse Apts:** 0

**2 Bdrm Apts:** 3

**Bachelor Apts:** 0

**3 Bdrm Apts:** 0

**Studio Apts:** 1

**4+ Bdrm Apts:** 0

**Other Units:** 0

**Total Units:** 8

**Gross Income:** \$ 0

**Other Income:** \$ 0

**Eff Gross Inc:** \$ 0

**Total Operating Expenses:** \$ 0

**Net Operating Income:** \$ 0

**Cap Rate:** 0.00

### 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:** [Macdonald Realty \(Surrey/152\)](#)






**ACTIVE**  
**C8030227**

**Board:** V  
Multi-Family Commercial

## 411 THIRD AVENUE

New Westminster  
Queens Park  
V3L 2S3

**\$5,288,800** (LP)  
(SP)  
(LR sq. ft. p/a) 



UNBEATABLE INVESTMENT OPPORTUNITY WITH REDEVELOPMENT POTENTIAL! 11-unit multifamily building in prime Queens Park location in New Westminster. Large land parcel (17,667 sq.ft), 9,800+ sq.ft of living area, non-heritage status, 10 self contained suites (Four studios and Six 1 bdrms), plus one caretaker suite (studio), as well as a separate five stall garage building. Separately metered for all utilities, hydro, gas, cable. Low maintenance costs of approx 10% of gross income. Current residential zoning = low property tax. Queens Park OCP 2041 proposes medium density transition zone. Unique site with 3 laneways converging at rear of property allowing for strategic redevelopment access points. Updated throughout incl new roof in 2006, newer high efficiency boiler system, all electrical and copper piping done in 1990's, clean environmental phase 1 recently completed. Approx. \$200,000 of NET INCOME. Priced at 3.8% cap rate.

**P.I.D.:** 013-396-595

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RS-1

**Land Sz SF/Acres:** 17,667 / 0.41

**Brochure:**

**Prop. Tax/Year:** \$12,710.97 / 2019

**Width / Depth:** 97.00 / 175.00

**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:** 1912

**Complex Name:**

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

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

**Parking Spaces:** 5                      **# of Elevators:**

**Roof:** Asphalt Shingles

**HVAC:**

**Building Type:** Mul Tenant/MultiPlex (5+)

**Construction Type:** Wood Frame

### Restrictions:

<b>1 Bdrm Apts:</b> 10	<b>Penthouse Apts:</b> 0	<b>Total Units:</b> 10	<b>Total Operating Expenses:</b> \$ 0
<b>2 Bdrm Apts:</b> 0	<b>Bachelor Apts:</b> 0	<b>Gross Income:</b> \$ 0	<b>Net Operating Income:</b> \$ 0
<b>3 Bdrm Apts:</b> 0	<b>Studio Apts:</b> 0	<b>Other Income:</b> \$ 0	<b>Cap Rate:</b> 0.00
<b>4+ Bdrm Apts:</b> 0	<b>Other Units:</b> 0	<b>Eff Gross Inc:</b> \$ 0	

### 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 Progroup Realty](#)



**ACTIVE**  
**C8030228**  
**Board: V**  
 Multi-Family Commercial

## 302 1647 E PENDER STREET

Vancouver East  
 Hastings  
 V5L 1W2

**\$2,029,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



Constructed in 2016, The Oxley is a modern white-brick boutique residence located just steps from trendy Commercial Drive. This exceptional investment opportunity features a portfolio of five contemporary studio loft rental units on an amalgamated single title. All thoughtfully designed, each unit features an open concept floorplan, polished concrete floors, custom imported Italian kitchens with integrated appliances, custom built-in storage and cabinetry, with sleek and modern bathrooms. With historically low vacancy rates hovering at approximately 1.1% in Metro Vancouver and strong upward rental pressure, this is a strategic, low maintenance investment opportunity in a highly desired rental market. Situated in a newer strata-titled development, this investment offers excellent in-place income with robust upside, with the unique benefit of minimal capital expenditure exposure. Please contact Listing Agent for further information.

**P.I.D.:** 030-079-837

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** MC-1

**Land Sz SF/Acres:** 0 / 0.00

**Brochure:**

**Prop. Tax/Year:** \$3,919.02 / 2019

**Width / Depth:** /

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Interest In Land:** Strata

**Environmental Assessment Phase:** None

**Occupancy:** Tenant

**Seller's Rights Reserved:** No

**Amenities:**

**Site Services:**

### General Building Details

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

**Year Built:** 2016

**Complex Name:** THE OXLEY

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

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

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

**Roof:**

**HVAC:**

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:**

### Restrictions:

<b>1 Bdrm Apts:</b>	<b>Penthouse Apts:</b>	<b>Total Units:</b> 5	<b>Total Operating Expenses:</b> \$
<b>2 Bdrm Apts:</b>	<b>Bachelor Apts:</b> 5	<b>Gross Income:</b> \$	<b>Net Operating Income:</b> \$
<b>3 Bdrm Apts:</b>	<b>Studio Apts:</b>	<b>Other Income:</b> \$	<b>Cap Rate:</b>
<b>4+ Bdrm Apts:</b>	<b>Other Units:</b>	<b>Eff Gross Inc:</b> \$	

### 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:** [Corbel Commercial Inc.](#)





**ACTIVE**  
**C8030309**  
**Board: F**  
 Multi-Family Commercial

**1020 PARKER STREET**  
 South Surrey White Rock  
 White Rock  
 V4B 4R7

**\$4,348,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



**INVESTOR ALERT!** 9 unit ocean View Apartment complex in White Rock. All units are rented under valued. There are 2 one beds, 5 two beds & 2 three bedroom units. Huge potential here to renovate all units and re-rent the 9 units at current market value and achieve close to a 4% cap rate. New build can have 4 stories and 18 units! Call now for info package!

**P.I.D.:** 009-564-136  
**Property Type:** Multi-Family Commercial  
**Zoning/Land Use:** RM-2  
**Land Sz SF/Acres:** 16,215 / 0.37  
**Brochure:**

**Prop. Tax/Year:** \$14,903.24 / 2019  
**Width / Depth:** 123.50 / 131.36  
**Transaction Type:** For Sale  
**Sale Type:** Asset

**Virtual Tour:**

**Property Details**

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

**Site Services:**

**Restrictions:**

**1 Bdrm Apts:** 2  
**2 Bdrm Apts:** 5  
**3 Bdrm Apts:** 2  
**4+ Bdrm Apts:**

**Penthouse Apts:**  
**Bachelor Apts:**  
**Studio Apts:**  
**Other Units:**

**General Building Details**

**Subj. Space SqFt:** 9,435 **Width / Depth:** /  
**Year Built:** 1960  
**Complex Name:**  
**# of Buildings:** **# of Storeys:**  
**# of Loading Doors:** **# of Grade Doors:**  
**Parking Spaces:** **# of Elevators:**  
**Roof:** Tar & Gravel  
**HVAC:** Hot Water  
**Building Type:** Low Rise (2-4 storeys)  
**Construction Type:** Wood Frame

**Total Units:**  
**Gross Income:** \$  
**Other Income:** \$  
**Eff Gross Inc:** \$  
**Total Operating Expenses:** \$  
**Net Operating Income:** \$  
**Cap Rate:**

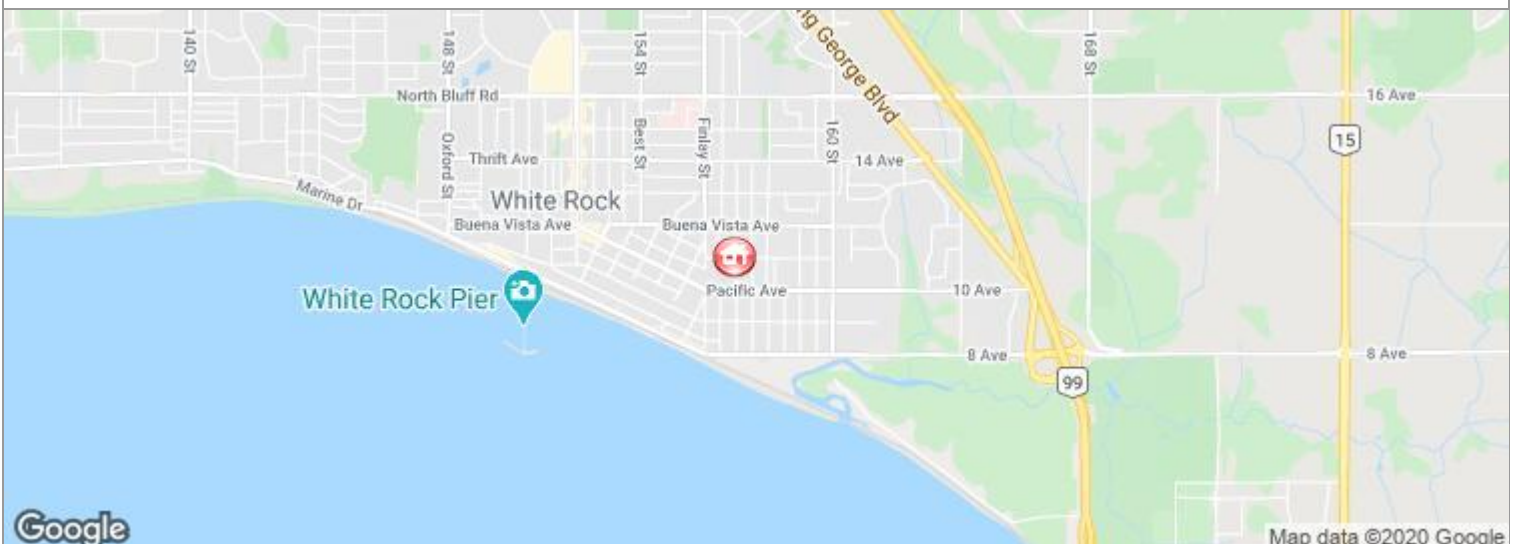
**Lease Details**

**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:** [Homelife Benchmark Realty Corp. \(White Rock\)](#)






**ACTIVE**  
**C8030259**  
**Board:** V  
Multi-Family Commercial

## 8599 OAK STREET

Vancouver West  
Marpole  
V6P 4A9

**\$11,990,000** (LP)  
(SP)  
(LR sq. ft. p/a) 

CD-1 zoning, DP & BP available soon after Feb 2020. Huge potential for another master plan on corner lot on Oak St.



NO IMAGE  
AVAILABLE

**P.I.D.:** 030-778-514

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** CD-1

**Land Sz SF/Acres:** 12,460 / 0.29

**Brochure:**

**Prop. Tax/Year:** \$18,909.00 / 2019

**Width / Depth:** 100.00 / 124.60

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:** Phase/Stage 1

**Occupancy:**

**Seller's Rights Reserved:** No

**Amenities:**

**Site Services:** Electricity, Fully Serviced, Natural Gas, Street Lighting, City Water

### 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:** Other

**HVAC:** Baseboard

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




**ACTIVE**  
**C8030346**

**Board:** V  
Multi-Family Commercial

## 25 W 12TH AVENUE

Vancouver West  
Mount Pleasant VW  
V5Y 1T4

**\$3,075,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



Completely renovated building with in unit washer + dryers + storage room. All two bedrooms. Good 2.71 cap rate on asking. Near new Skytrain line two blocks to Main St. Potential site in future.

**P.I.D.:** 015-545-962

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RT6

**Land Sz SF/Acres:** 0 / 0.00

**Brochure:**

**Prop. Tax/Year:** \$7,130.08 / 2019

**Width / Depth:** 49.51 / 123.85

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:** None

**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:** Low Rise (2-4 storeys)

**Construction Type:**

### Restrictions:

**1 Bdrm Apts:**

**Penthouse Apts:**

**Total Units:** 4

**Total Operating Expenses:** \$ 14,960

**2 Bdrm Apts:** 4

**Bachelor Apts:**

**Gross Income:** \$ 98,400

**Net Operating Income:** \$ 83,440

**3 Bdrm Apts:**

**Studio Apts:**

**Other Income:** \$

**Cap Rate:** 2.72

**4+ Bdrm Apts:**

**Other Units:**

**Eff Gross Inc:** \$ 98,400

### 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:** [NAI Commercial](#)




**ACTIVE**  
**C8030425**

**Board:** V  
Multi-Family Commercial

## 101 39771 GOVERNMENT ROAD

Squamish  
Northyards  
V8B 0G3

**\$2,900,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



RARE COMMERCIAL INVESTMENT OPPORTUNITY! BREEZE by Target Homes in Central Squamish is offering high visibility street-front units, completing Spring 2021. Six (6) individual live/work strata lot units for sale ranging in size from 620-670 SF. The complex is located in a prominent position directly on Government Rd, a major arterial route, and only a few blocks from CN Rail and Highway 99. C-10 commercial zoning allows for a broad mix of uses including: restaurant, artisan, home occupation office, retail store, business & professional office, arts, culture & childcare. Overheight 13'6 FT clear ceiling height, full bathrooms, commercial & visitor parking make these units very desirable. Don't miss this great opportunity!

**P.I.D.:** 800-135-909

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** C-10

**Land Sz SF/Acres:** 0 / 0.00

**Brochure:**

**Prop. Tax/Year:** \$0.00 / 2020

**Width / Depth:** /

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Interest In Land:** Strata

**Environmental Assessment Phase:** Not Applicable

**Occupancy:** New; Never Occupied

**Seller's Rights Reserved:**

**Amenities:** Storefront, Visitor Parking, Washrooms Female/Male

**Site Services:**

**Restrictions:** None Known

### General Building Details

**Subj. Space SqFt:** 3,804 **Width / Depth:** /

**Year Built:** 2020

**Complex Name:** BREEZE

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

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

**Parking Spaces:** 6 **# of Elevators:** 1

**Roof:**

**HVAC:** Baseboard

**Building Type:** Condo Strata Complex, Mixed Use, Street-Level Storefront

**Construction Type:** Concrete, Wood Frame, Mixed

<b>1 Bdrm Apts:</b> 0	<b>Penthouse Apts:</b> 0	<b>Total Units:</b> 0	<b>Total Operating Expenses:</b> \$ 0
<b>2 Bdrm Apts:</b> 0	<b>Bachelor Apts:</b> 6	<b>Gross Income:</b> \$ 0	<b>Net Operating Income:</b> \$ 0
<b>3 Bdrm Apts:</b> 0	<b>Studio Apts:</b> 0	<b>Other Income:</b> \$ 0	<b>Cap Rate:</b> 0.00
<b>4+ Bdrm Apts:</b> 0	<b>Other Units:</b> 0	<b>Eff Gross Inc:</b> \$ 0	

### 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:** [Macdonald Realty](#)






**ACTIVE**  
**C8030542**  
**Board: V**  
Multi-Family Commercial

## 250 VICTORIA ROAD

Out of Town  
Out of Town  
V9R 4P8

**\$7,524,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



Opportunity to acquire a completely renovated 32 unit apartment building in a residential neighbourhood. The suites offer in-suite laundry and balconies with views towards Nanaimo Harbour and Gabriola Island. Offered at a 4.75% cap rate. Property is held in a bare trust.

**P.I.D.:** 000-352-721

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** R14

**Land Sz SF/Acres:** 0 / 0.00

**Brochure:**

**Prop. Tax/Year:** \$21,780.00 / 2019

**Width / Depth:** /

**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:**

**Amenities:**

**Site Services:**

### General Building Details

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

**Year Built:** 1976

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:**

**# of Elevators:**

**Roof:**

**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:** [Macdonald Commercial Real Estate Services Ltd.](#)



**ACTIVE**  
**C8030623**  
**Board:** V  
 Multi-Family Commercial

## 669 MARTIN STREET

Out of Town  
 Out of Town  
 V2A 5L5

**\$5,075,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



Fairlane Apartments offers investors the opportunity to acquire a well maintained 31-unit apartment building within walking distance to Downtown Penticton. Current ownership has undertaken a substantial suite and building renovation program over the past several years which has resulted in top market rents while still allowing for growth with further suite renovations upon turnover.

**P.I.D.:** 011-519-452

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM-4

**Land Sz SF/Acres:** 21,780 / 0.50

**Brochure:**

**Prop. Tax/Year:** \$19,017.00 / 2019

**Width / Depth:** /

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:**

**Occupancy:** Tenant

**Seller's Rights Reserved:** No

**Amenities:**

**Site Services:**

### General Building Details

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

**Year Built:** 1968

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:**

**# of Elevators:**

**Roof:**

**HVAC:**

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

### Restrictions:

**1 Bdrm Apts:** 16

**Penthouse Apts:**

**Total Units:** 31

**Total Operating Expenses:** \$

**2 Bdrm Apts:** 14

**Bachelor Apts:** 1

**Gross Income:** \$

**Net Operating Income:** \$ 283,663

**3 Bdrm Apts:**

**Studio Apts:**

**Other Income:** \$

**Cap Rate:** 5.56

**4+ Bdrm Apts:**

**Other Units:**

**Eff Gross Inc:** \$ 383,928

### 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:** [Jones Lang Lasalle Real Estate Services, Inc.](#)



**ACTIVE**  
**C8030544**  
**Board:** V  
Multi-Family Commercial

## 507 MAIN STREET

Vancouver East  
Downtown VE  
V6A 2V2

**\$4,150,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



NO IMAGE  
AVAILABLE

**\*\*Reduced Asking Price\*\*** - Exclusive offering to purchase a 3-storey mixed-use Single Resident Occupancy (SRO) building along Main Street between East Pender Street and Keefer Street. The building contains 34 rooms and a ground floor restaurant. The property is adjacent to the CIBC bank, less than 1 KM from Stadium-Chinatown SkyTrain station and is ideal for investors seeking holding income with long-term upside.

**P.I.D.:** 015-666-778

**Property Type:** Multi-Family Commercial,...

**Zoning/Land Use:** HA-1A

**Land Sz SF/Acres:** 3,120 / 0.07

**Brochure:**

**Prop. Tax/Year:** \$18,091.60 / 2019

**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:** Storefront

**Site Services:**

### General Building Details

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

**Year Built:**

**Complex Name:** THE PACIFIC ROOMS

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

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

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

**Roof:** Torch On

**HVAC:**

**Building Type:** Low Rise (2-4 storeys), Mixed Use

**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:**

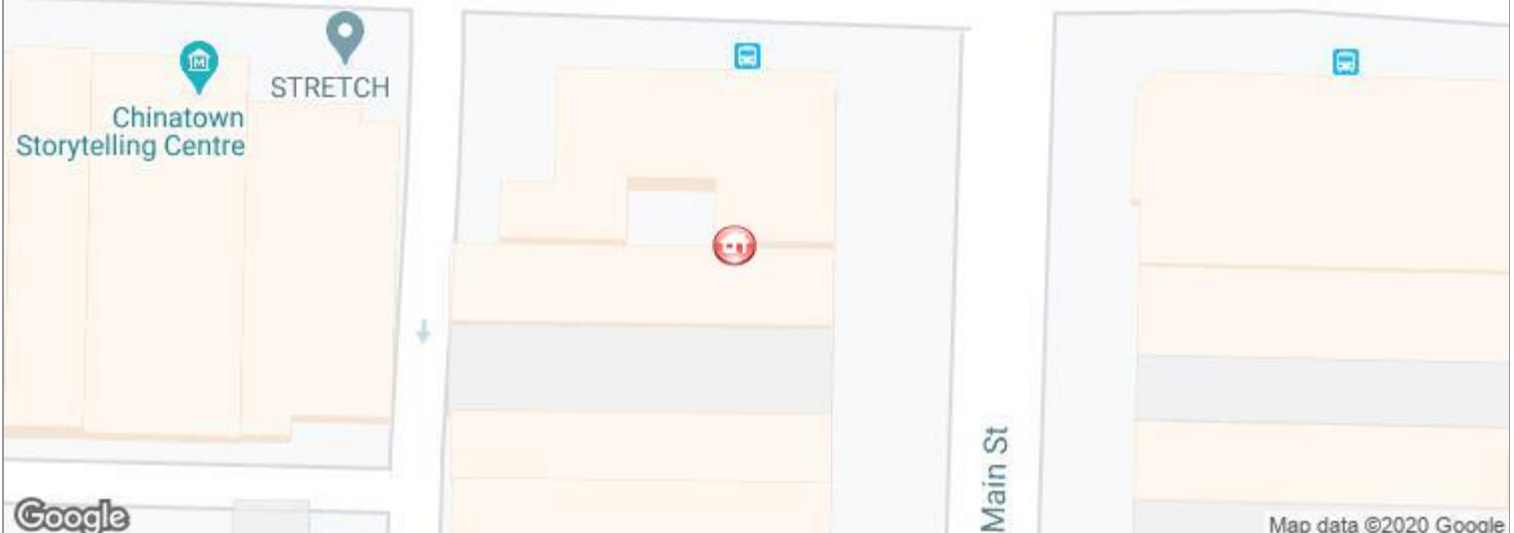
**Lease Type:**

**Lease Term (Months):**

**Subj. Unit Cont. Spce:**

**Lease Expiry Date:**

**Firm:** [Colliers International](#)






**ACTIVE**  
**C8030780**  
**Board:** H  
 Multi-Family Commercial

## 220 TURNER STREET

Hope  
 Hope Center  
 VOX 1L0

**\$3,300,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



Opportunity to acquire a well-located property with two woodframe apartment buildings. The two buildings, consisting of an 18-suite building (built 1993) and an 8-suite building (built 1985), total 26-units with below-market rents in a tight rental market. The buildings, both interior and exterior, have been exceptionally maintained throughout ownership tenure. Each unit has its own hot water tank (all stored in one area) and each unit is separately metered.

**P.I.D.:** 017-738-415

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM1

**Land Sz SF/Acres:** 25,000 / 0.57

**Brochure:**

**Prop. Tax/Year:** \$18,125.33 / 2019

**Width / Depth:** 200.00 / 125.00

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:**

**Occupancy:** Tenant

**Seller's Rights Reserved:** No

**Amenities:**

**Site Services:**

### General Building Details

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

**Year Built:** 1985

**Complex Name:** OGILVIE PLACE

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

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

**Parking Spaces:** 36                      **# of Elevators:**

**Roof:**

**HVAC:**

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

### Restrictions:

**1 Bdrm Apts:** 21

**2 Bdrm Apts:** 5

**3 Bdrm Apts:**

**4+ Bdrm Apts:**

**Penthouse Apts:**

**Bachelor Apts:**

**Studio Apts:**

**Other Units:**

**Total Units:**

**Gross Income:** \$

**Other Income:** \$

**Eff Gross Inc:** \$

**Total Operating Expenses:** \$

**Net Operating Income:** \$

**Cap Rate:**

### 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:** [Macdonald Commercial Real Estate Services Ltd.](#)




**ACTIVE**  
**C8030655**

**Board:** V  
Multi-Family Commercial

## 1191 W 12TH AVENUE

Vancouver West  
Fairview VW  
V6H 1L7

**\$4,500,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



The Hartethorne is a 10 unit multifamily building located within walking distance to Granville Street's high end shopping, transportation, Vancouver General Hospital and restaurants. This character apartment building features unique suites lending to a quintessential Fairview experience. The building has a covered entryway with individual door bells for each unit. There is a laundry room with one washer and dryer which are owned by the building, as well as storage lockers and a bike storage area. There is the potential to convert the large storage and laundry room into an additional rental unit. Many of the units feature timeless elements such as original hardwood floors, coffered ceilings, unique stained glass windows, and classical fireplaces with elaborate mouldings.

**P.I.D.:** 014-684-616

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM-3

**Land Sz SF/Acres:** 6,250 / 0.14

**Brochure:**

**Prop. Tax/Year:** \$9,730.00 / 2019

**Width / Depth:** 50.00 / 125.00

**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:**

### General Building Details

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

**Year Built:** 1906

**Complex Name:** THE HARTETHORNE

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

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

**Parking Spaces:** 6                      **# of Elevators:**

**Roof:**

**HVAC:**

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

### Restrictions:

**1 Bdrm Apts:** 4

**Penthouse Apts:**

**Total Units:** 10

**Total Operating Expenses:** \$ 39,114

**2 Bdrm Apts:**

**Bachelor Apts:** 6

**Gross Income:** \$

**Net Operating Income:** \$ 91,686

**3 Bdrm Apts:**

**Studio Apts:**

**Other Income:** \$

**Cap Rate:**

**4+ Bdrm Apts:**

**Other Units:**

**Eff Gross Inc:** \$ 130,800

### 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:** [Jones Lang Lasalle Real Estate Services, Inc.](#)



**ACTIVE**  
**C8030789**  
**Board: V**  
Multi-Family Commercial

## 1210 SEVENTH AVENUE

New Westminster  
West End NW  
V3M 2J7

**\$6,188,000** (LP)  
(SP)  
(LR sq. ft. p/a) 

Can purchase company is bare trust. All units renovated along with entire building. Excellent condition with in-suite laundry. Call for full list of improvements. Real 4% cap rate. Easy to show. No work required. Assumable \$3.1 mill 8 year CMHC mortgage. Great suite mix. Perfect for hands free investment.



NO IMAGE  
AVAILABLE

**P.I.D.:** 013-647-661  
**Property Type:** Multi-Family Commercial  
**Zoning/Land Use:** RTIA  
**Land Sz SF/Acres:** 8,164 / 0.19  
**Brochure:** apartmentblocks.ca

**Prop. Tax/Year:** \$19,502.75 / 2019  
**Width / Depth:** /  
**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:** Yes  
**Amenities:**

### Site Services:

**Restrictions:** None Known

**1 Bdrm Apts:** 11  
**2 Bdrm Apts:** 5  
**3 Bdrm Apts:**  
**4+ Bdrm Apts:**

**Penthouse Apts:**  
**Bachelor Apts:**  
**Studio Apts:**  
**Other Units:**

### General Building Details

**Subj. Space SqFt:** **Width / Depth:** /  
**Year Built:** 1960  
**Complex Name:**  
**# of Buildings:** **# of Storeys:**  
**# of Loading Doors:** **# of Grade Doors:**  
**Parking Spaces:** **# of Elevators:**  
**Roof:** Torch On  
**HVAC:** Radiant  
**Building Type:** Low Rise (2-4 storeys)  
**Construction Type:** Wood Frame

**Total Units:** 16  
**Gross Income:** \$ 301,860  
**Other Income:** \$  
**Eff Gross Inc:** \$ 601,860  
**Total Operating Expenses:** \$ 60,000  
**Net Operating Income:** \$ 241,860  
**Cap Rate:** 3.90

### 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:** [NAI Commercial](#)






**ACTIVE**  
**C8030760**  
**Board: V**  
Multi-Family Commercial

## 1522 E 3RD AVENUE

Vancouver East  
Grandview Woodland  
V5N 1G9

**\$3,100,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



NO IMAGE  
AVAILABLE

Good holding/investment property in heart of developing Grandview/Woodlands area! Solid bldg., well maintained, each unit in good shape. Established tenants in place. Turn-key operation. Lots of upside and potential here. Motivated Sellers, don't hesitate! Call now for more info.

**P.I.D.:** 015-498-441

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM-4

**Land Sz SF/Acres:** 0 / 0.00

**Brochure:**

**Prop. Tax/Year:** \$6,845.79 / 2019

**Width / Depth:** 50.00 / 122.08

**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:**

**Amenities:**

**Site Services:**

### General Building Details

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

**Year Built:** 1956

**Complex Name:** HOLLYWOOD APTS

**# of Buildings:**                      **# of Storeys:** 0

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

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

**Roof:** Tar & Gravel

**HVAC:** Baseboard, Electric, Separate Controls

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

### Restrictions:

<b>1 Bdrm Apts:</b> 2	<b>Penthouse Apts:</b> 0	<b>Total Units:</b> 0	<b>Total Operating Expenses:</b> \$ 0
<b>2 Bdrm Apts:</b> 3	<b>Bachelor Apts:</b> 0	<b>Gross Income:</b> \$ 0	<b>Net Operating Income:</b> \$ 0
<b>3 Bdrm Apts:</b> 0	<b>Studio Apts:</b> 0	<b>Other Income:</b> \$ 0	<b>Cap Rate:</b> 0.00
<b>4+ Bdrm Apts:</b> 0	<b>Other Units:</b> 0	<b>Eff Gross Inc:</b> \$ 0	

### 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:** [Pacific Place - Arc Realty Ltd.](#)



**ACTIVE**  
**C8030754**  
**Board: V**  
 Multi-Family Commercial

## 333 GARDEN DRIVE

Vancouver East  
 Hastings  
 V5L 4Z1

**\$4,999,900** (LP)  
 (SP)  
 (LR sq. ft. p/a) 

49.6 x 122 Corner View Lot with back lane zoned RM-3A Multifamily. Presently 6 strata lots in need of repair. Re-mediate the 6 town homes or rebuilt. Total size of 6 units is 8057 sqft including garages or 6533 sqft of living space.



**P.I.D.:** 015-654-869  
**Property Type:** Multi-Family Commercial  
**Zoning/Land Use:** RM3A  
**Land Sz SF/Acres:** 6,051 / 0.14  
**Brochure:**

**Prop. Tax/Year:** \$10,464.77 / 2019  
**Width / Depth:** 49.40 / 122.00  
**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:**  
**Amenities:**

### Site Services:

### Restrictions:

<b>1 Bdrm Apts:</b> 0	<b>Penthouse Apts:</b> 0	<b>Total Units:</b> 0	<b>Total Operating Expenses:</b> \$ 0
<b>2 Bdrm Apts:</b> 0	<b>Bachelor Apts:</b> 0	<b>Gross Income:</b> \$ 0	<b>Net Operating Income:</b> \$ 0
<b>3 Bdrm Apts:</b> 6	<b>Studio Apts:</b> 0	<b>Other Income:</b> \$ 0	<b>Cap Rate:</b> 0.00
<b>4+ Bdrm Apts:</b> 0	<b>Other Units:</b> 0	<b>Eff Gross Inc:</b> \$ 0	

### 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 Crest Realty](#)



**ACTIVE**  
**C8030811**  
**Board: V**  
 Multi-Family Commercial

## 3837 OAK STREET

Vancouver West  
 Shaughnessy  
 V6H 2M6

**\$8,800,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



Ideally located in the most desirable Shaughnessy area! The subject property has easy access to all communities, and is situated by major roads and public transit. The area boasts quick and easy access to great amenities including grocery, restaurants and cafes all within walking distance of the property. This well-maintained 3-story multi-family building consisting of 13 units is currently under C-2 zoning, offers recent renovations such as new roof in 2018, boiler furnace, 2 water tanks, double-glazed windows in 2013, 8 storage lockers available etc. Great investment for holding with potential for future development. School catchment includes: Emily Carr Elementary, York House, Shaughnessy Elementary & Little Flower Academy.

**P.I.D.:** 010-841-911

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** C-2

**Land Sz SF/Acres:** 6,298 / 0.14

**Brochure:**

**Prop. Tax/Year:** \$15,552.61 / 2019

**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:** 1947

**Complex Name:**

**# of Buildings:** **# of Storeys:** 3

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

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

**Roof:** Torch On

**HVAC:** Electric

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

**Restrictions:** None Known

<b>1 Bdrm Apts:</b> 8	<b>Penthouse Apts:</b> 0	<b>Total Units:</b> 13	<b>Total Operating Expenses:</b> \$ 0
<b>2 Bdrm Apts:</b> 5	<b>Bachelor Apts:</b> 0	<b>Gross Income:</b> \$ 0	<b>Net Operating Income:</b> \$ 0
<b>3 Bdrm Apts:</b> 0	<b>Studio Apts:</b> 0	<b>Other Income:</b> \$ 0	<b>Cap Rate:</b> 0.00
<b>4+ Bdrm Apts:</b> 0	<b>Other Units:</b> 0	<b>Eff Gross Inc:</b> \$ 0	

### 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:** [Dracco Pacific Realty](#)






**ACTIVE**  
**C8030883**

**Board:** V  
Multi-Family Commercial

## 2762 LONSDALE AVENUE

North Vancouver  
Upper Lonsdale  
V7N 3J1

**\$9,600,000** (LP)  
(SP)  
(LR sq. ft. p/a) 

Prime apartment building in Upper Lonsdale. Great Investment with lots of upside in rents. The measurements are approximately 123 X 137 Sq ft, measurements to be verified by buyer.



**P.I.D.:** 008-729-115  
**Property Type:** Multi-Family Commercial  
**Zoning/Land Use:** RM-1  
**Land Sz SF/Acres:** 17,353 / 0.00  
**Brochure:**

**Prop. Tax/Year:** \$27,639.85 / 2019  
**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:** Yes  
**Amenities:**

**Site Services:**

### General Building Details

**Subj. Space SqFt:**                      **Width / Depth:** /  
**Year Built:** 1969  
**Complex Name:**  
**# of Buildings:**                      **# of Storeys:** 3  
**# of Loading Doors:**              **# of Grade Doors:**  
**Parking Spaces:**                  **# of Elevators:**  
**Roof:**  
**HVAC:**  
**Building Type:** Low Rise (2-4 storeys)  
**Construction Type:** Other

### Restrictions:

<b>1 Bdrm Apts:</b> 20	<b>Penthouse Apts:</b> 0	<b>Total Units:</b> 26	<b>Total Operating Expenses:</b> \$ 0
<b>2 Bdrm Apts:</b> 6	<b>Bachelor Apts:</b> 0	<b>Gross Income:</b> \$ 0	<b>Net Operating Income:</b> \$ 0
<b>3 Bdrm Apts:</b> 0	<b>Studio Apts:</b> 0	<b>Other Income:</b> \$ 0	<b>Cap Rate:</b> 0.00
<b>4+ Bdrm Apts:</b> 0	<b>Other Units:</b> 0	<b>Eff Gross Inc:</b> \$ 0	

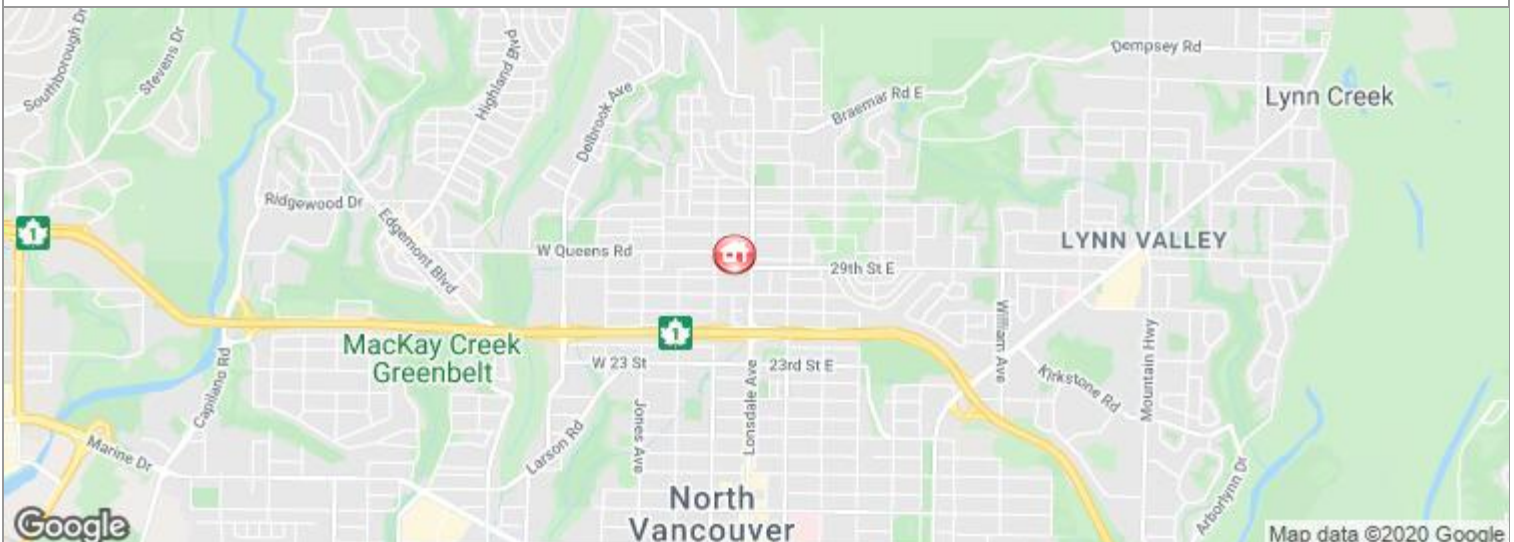
### Lease Details

**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 Crest Realty](#)



**ACTIVE**  
**C8030840**  
**Board: V**  
 Multi-Family Commercial

## 11682 224 STREET

Maple Ridge  
 East Central  
 V2X 6A3

**\$2,798,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



NO IMAGE  
 AVAILABLE

Opportunity to purchase a fully tenanted 21 unit residential apartment building located in the rapidly growing community of Maple Ridge on 224th Street, south of Lougheed Highway and east of BC Highway 7. It is a six minute walk to Port Haney Station of the West Coast Express, which connects Mission, Maple Ridge, Pitt Meadows, Port Coquitlam, Coquitlam and Port Moody with Waterfront Station in Downtown Vancouver. Amenities to the North include Haney Place Mall, Walmart, Home Hardware and a variety of major banks that are within an eight minute walk from the property, making Mariner's watch an ideal and convenient location for renters. Contact agent for more information.

**P.I.D.:** 000-991-210

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM-2

**Land Sz SF/Acres:** 0 / 0.00

**Brochure:**

**Prop. Tax/Year:** \$19,486.11 / 2019

**Width / Depth:** 60.00 / 147.00

**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:**

**Amenities:**

**Site Services:**

### General Building Details

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

**Year Built:** 1967

**Complex Name:** MARINER'S WATCH

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

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

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

**Roof:** Torch On

**HVAC:** Baseboard, Separate HVAC Units

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

### Restrictions:

**1 Bdrm Apts:** 16

**Penthouse Apts:**

**Total Units:** 21

**Total Operating Expenses:** \$

**2 Bdrm Apts:** 5

**Bachelor Apts:**

**Gross Income:** \$ 183,269

**Net Operating Income:** \$

**3 Bdrm Apts:**

**Studio Apts:**

**Other Income:** \$ 927

**Cap Rate:**

**4+ Bdrm Apts:**

**Other Units:**

**Eff Gross Inc:** \$ 184,196

### 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:** [Gammon International Real Estate Corporation](#)



**ACTIVE**  
**C8030847**  
**Board:** V  
Multi-Family Commercial

## 5710 SMITH AVENUE

Burnaby South  
Central Park BS  
V5H 2K9

**\$7,500,000** (LP)  
(SP)  
(LR sq. ft. p/a) 

Part of the Metrotown Plan update which allows high density residential when assembled with neighbouring properties. Holding income.



NO IMAGE  
AVAILABLE

**P.I.D.:** 003-398-927

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** R5

**Land Sz SF/Acres:** 11,412 / 0.26

**Brochure:**

**Prop. Tax/Year:** \$0.00 / 2019

**Width / Depth:** 196.00 /

**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:** 8,700

**Width / Depth:** /

**Year Built:**

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:** 8

**# of Elevators:**

**Roof:** Other

**HVAC:**

**Building Type:**

**Construction Type:** Wood Frame, Other

**Restrictions:** None Known

**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:**

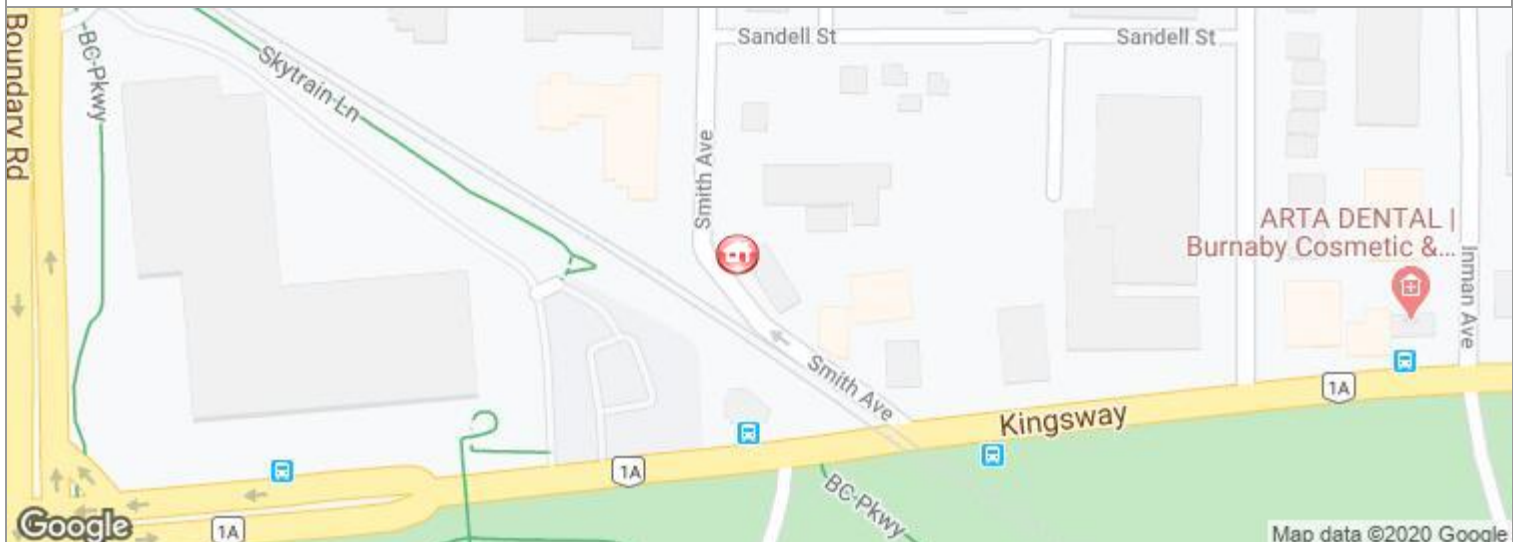
**Lease Type:**

**Lease Term (Months):**

**Subj. Unit Cont. Spce:**

**Lease Expiry Date:**

**Firm:** [Cushman & Wakefield](#)






**ACTIVE**  
**C8030992**  
**Board: V**  
 Multi-Family Commercial

## 1298 W 10TH AVENUE

Vancouver West  
 Fairview VW  
 V6H 1J4

**\$28,500,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



Shaughnessy Lodge, a TROPY apartment building in S Granville, one of Vancouver's most prestigious neighbourhoods. This 69 unit building consists of 43 bachelor/studio suites & 26 one bdrm suites with handpicked professional tenants. Built in the 1920's this property exudes old world quality & charm with state of the art updates. The building has undergone major capital improvements and now offers state of the art electrical & security sys, high efficiency hot water sys & updated plumbing throughout. All suites are beautifully appointed with new kitchens, new bthrms, amazing wood flrs & awesome windows for natural light. Each unit has an updated electrical sys, new individual metered heating system + high speed internet & cable. This building offers a "U shape" design featuring an inner courtyard on a huge 100'x125' lot. Step to Broadway and Granville; some of Vancouver's best shops & just minutes to Downtown. Very little to do but to enjoy an approx. \$900,000 net annual income. Call today.

**P.I.D.:** 015-014-843

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM-3

**Land Sz SF/Acres:** 12,500 / 0.29

**Brochure:**

**Prop. Tax/Year:** \$66,489.69 / 2018

**Width / Depth:** 100.00 / 125.00

**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:**

**Complex Name:** SHAUGHNESSY LOUNGE

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

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

**Parking Spaces:**                      **# of Elevators:** 1

**Roof:** Roll Roofing

**HVAC:** None

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Brick/Masonry, Mixed, Post Tension Cables

### Restrictions:

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

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

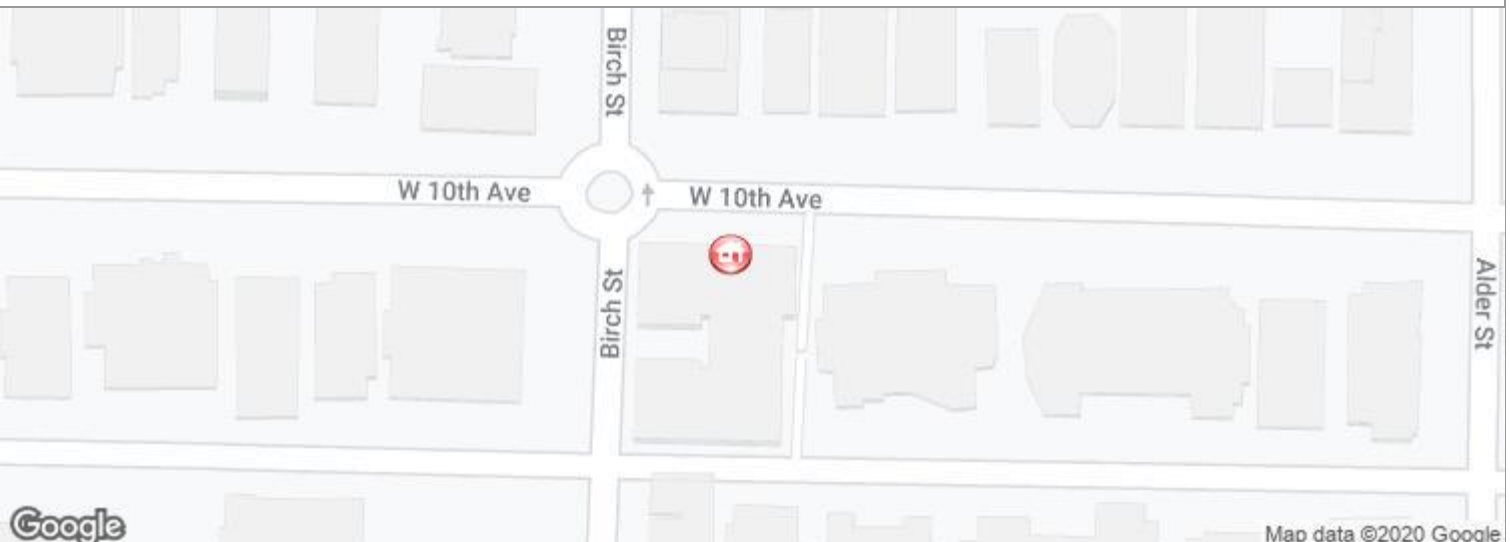
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**


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



**ACTIVE**  
**C8031055**  
**Board: V**  
 Multi-Family Commercial

## 2726 SPRUCE STREET

Vancouver West  
 Fairview VW  
 V6H 2R2

**\$4,988,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



Great South Granville location in the heart of Fairview between 11th & 12th Ave., 'Hacienda Apartments' present investors a unique opportunity to acquire a multifamily asset on a 50x125, 6250 sf. lot. Well-maintained 3-story plus penthouse building consists of 11 units (one 2-beds penthouse, seven 1-bed & three studios). Currently under RM3 & recent reno such as exterior paint in 2018, windows in 2015, electrical panel in 2014, partial piping in 2013, roof in 2010, 10 lockers, main floor laundry & 6 parking etc. The 2- beds penthouse features private roof top patio & stunning views of North Shore. The penthouse and a studio have been kept for owner's use. These 2 units could easily command premium rental rates. 3 blocks from the future Broadway Millennium Line Fairview VGH Station. "Broadway Plan" has been started by City of Van. to maximize the opportunities associated with the new rapid transit connection to the region. 1 block from VGH. Great investment for holding with potential for future development.

**P.I.D.:** 800-136-672

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM-3

**Land Sz SF/Acres:** 6,250 / 0.14

**Brochure:**

**Prop. Tax/Year:** \$12,656.04 / 2019

**Width / Depth:** 50.00 / 125.00

**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:**

**Amenities:**

**Site Services:**

### General Building Details

**Subj. Space SqFt:** 8,600 **Width / Depth:** /

**Year Built:** 1957

**Complex Name:** HACIENDA APARTMENTS

**# of Buildings:** **# of Storeys:** 6

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

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

**Roof:** Torch On

**HVAC:** Hot Water, Radiant

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

### Restrictions:

<b>1 Bdrm Apts:</b> 7	<b>Penthouse Apts:</b> 0	<b>Total Units:</b> 11	<b>Total Operating Expenses:</b> \$ 47,850
<b>2 Bdrm Apts:</b> 1	<b>Bachelor Apts:</b> 3	<b>Gross Income:</b> \$ 111,591	<b>Net Operating Income:</b> \$ 107,661
<b>3 Bdrm Apts:</b> 0	<b>Studio Apts:</b> 0	<b>Other Income:</b> \$ 43,920	<b>Cap Rate:</b> 2.16
<b>4+ Bdrm Apts:</b> 0	<b>Other Units:</b> 0	<b>Eff Gross Inc:</b> \$ 155,511	

### 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:** [Sutton Centre Realty](#)



**ACTIVE**  
**C8031076**  
**Board:** V  
Multi-Family Commercial

## 6035 FRASER STREET

Vancouver East  
Fraser VE  
V5W 2Z8

**\$6,750,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



NO IMAGE  
AVAILABLE

Amazing opportunity to acquire 6035 Fraser with redevelopment potential. Located in the central busy area of Fraser near East 45th. The building is comprised of four ground floor commercial units and seven residential units on the second floor. The building is fully tenanted with a high cap rate. All measurements (lot size, building) are approximate only and buyer or buyer's agent to verify with the city if deemed important. The property is sold "as is where is."

**P.I.D.:** 013-910-027

**Prop. Tax/Year:** \$45,437.65 / 2019

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

**Width / Depth:** 75.12 / 105.00

**Zoning/Land Use:** C-2 COMMERCIAL

**Transaction Type:** For Sale

**Land Sz SF/Acres:** 7,887 / 0.18

**Sale Type:** Asset

**Brochure:**

**Virtual Tour:**

### Property Details

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

**Site Services:**

### General Building Details

**Subj. Space SqFt:**                      **Width / Depth:**                      /  
**Year Built:** 1910  
**Complex Name:**  
**# of Buildings:**                      **# of Storeys:**  
**# of Loading Doors:**                      **# of Grade Doors:**  
**Parking Spaces:** 6                      **# of Elevators:**  
**Roof:**  
**HVAC:**  
**Building Type:**

**Construction Type:** Concrete Block, Concrete, Wood Frame

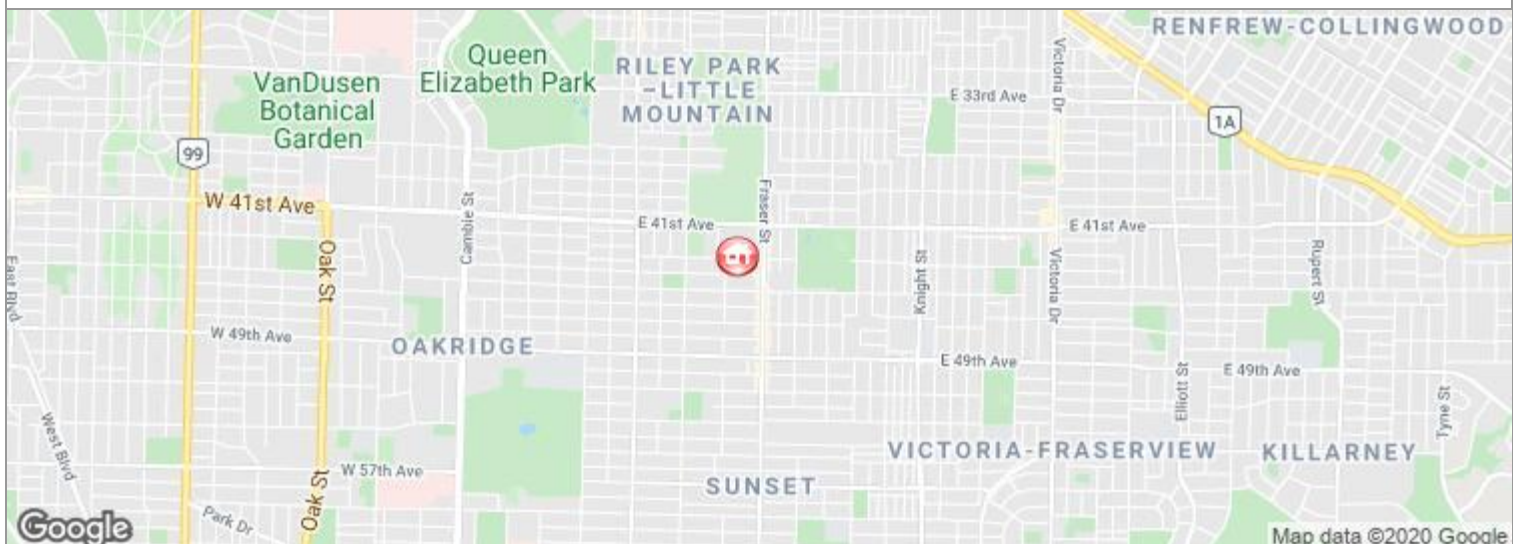
### Restrictions:

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

### Lease Details

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

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






**ACTIVE**  
**C8031049**  
**Board: V**  
 Multi-Family Commercial

## 1675 E 14TH AVENUE

Vancouver East  
 Grandview Woodland  
 V5N 2C9

**\$6,800,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



**INVESTOR ALERT!** Mixed-used building in PRIME location at the corner of Commercial Drive and E. 14th Ave. 13 residential units plus 2 commercial spaces. Potential gross income of over \$300,000 per year. 7 of the 13 residential units have been updated. (Residential Breakdown: 6 - one bedroom units, 4 - two bedroom units and 3 - three bedroom units.) Unbeatable Commercial Drive location close to skytrain and countless shops, restaurants, services and Clark Park directly across the street. Potential for redevelopment. Inquire for info package and rent roll.

**P.I.D.:** 024-208-451

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** C-2C1

**Land Sz SF/Acres:** 6,412 / 0.15

**Brochure:**

**Prop. Tax/Year:** \$28,808.05 / 2018

**Width / Depth:** 63.50 / 101.00

**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:**

**Restrictions:** None Known

**1 Bdrm Apts:** 6

**2 Bdrm Apts:** 4

**3 Bdrm Apts:** 3

**4+ Bdrm Apts:** 0

**Penthouse Apts:** 0

**Bachelor Apts:** 0

**Studio Apts:** 0

**Other Units:** 1

### General Building Details

**Subj. Space SqFt:** 18,016

**Year Built:** 1911

**Complex Name:**

**# of Buildings:**

**# of Loading Doors:**

**Parking Spaces:**

**Roof:** Other

**HVAC:** Electric

**Building Type:** Mixed Use

**Construction Type:** Wood Frame

**Width / Depth:** /

**# of Storeys:** 0

**# of Grade Doors:**

**# of Elevators:**

**Total Units:** 14

**Gross Income:** \$ 0

**Other Income:** \$ 0

**Eff Gross Inc:** \$ 0

**Total Operating Expenses:** \$ 0

**Net Operating Income:** \$ 0

**Cap Rate:** 0.00

### 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 Progroup Realty](#)

