



Presented by:
Luis Ayala PREC*

Metro Edge Realty
CONTC: 604-551-4418
OFC: 778-650-0527
luisayala@shaw.ca
www.luisayala.ca



ACTIVE
C8021429

Board: V
Multi-Family Commercial

1675 E 14TH AVENUE


Vancouver East

Grandview VE

V5N 2C9

\$7,300,000 (LP)

(SP)

(LR sq. ft. p... 



INVESTOR ALERT! Mixed-used building in PRIME location at the corner of Commercial Drive and E. 14th Ave. 13 residential units plus 1 commercial space (can be split into 2). Approximate GROSS income of \$208,720 per year not including the 3 bedroom owner's suite that can be rented after completion. 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.

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

General Building Details

Subj. Space SqFt: 5,500

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:

Lease Details

Lease Rate Sq. Foot:

Lease 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](#)





Presented by:
Luis Ayala PREC*

Metro Edge Realty
CONTC: 604-551-4418
OFC: 778-650-0527
luisayala@shaw.ca
www.luisayala.ca



ACTIVE
C8021604


Board: V
Multi-Family Commercial

117 E 15TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 2P6

\$6,888,000 (LP)

(SP)

(LR sq. ft. p... 



Beautiful 12 unit boutique walk up three level apartment building just off Main St in TURN KEY CONDITION! All suites have been updated; full kitchen with dishwasher, bathroom, in-suite laundry, lighting and windows. Gorgeous refinished character wood floors throughout most units. Excellent tenants in place. All apartments are separately metered, tenant pays their heat and hydro with the exceptional of two. Building has updated entry and hallways with new carpet & paint. Fantastic curb appeal, low maintenance landscaping with newly paved rear wit 5 parking stalls. Awesome location 15th Ave and Main St, steps to trendy cafes, shopping & transit. The building offers excellent care free income with few expenses and EASY 3% cap rate, a real gem and a rare offering!

P.I.D.: 006-754-074

Property Type: Multi-Family Commercial

Zoning/Land Use: RM-4

Land Sz SF/Acres: 6,534 /0.15

Brochure: <http://www.mariofelicella.com/CurrentListings.php/Details/708/117-e-15th->

Prop. Tax/Year: \$8,154.21 / 2018

Width / Depth: 49.50 / 132.00

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: No

Amenities:

Site Services:

Restrictions:

General Building Details

Subj. Space SqFt:

Width / Depth: /

Year Built: 1958

Complex Name:

of Buildings:

of Storeys: 3

of Loading Doors:

of Grade Doors:

Parking Spaces: 5

of Elevators: 0

Roof: Other

HVAC: Electric

Building Type: Low Rise (2-4 storeys)

Construction Type: Wood Frame

Lease Details

Lease Rate Sq. Foot:

Lease 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](#)





Presented by:
Luis Ayala PREC*

Metro Edge Realty
 CONTC: 604-551-4418
 OFC: 778-650-0527
luisayala@shaw.ca
www.luisayala.ca



ACTIVE
C8021766


Board: V
 Multi-Family Commercial

754 E BROADWAY

Vancouver East
 Mount Pleasant VE
 V5T 1X9

\$5,500,000 (LP)

(SP)

(LR sq. ft. p... 


NO IMAGE
 AVAILABLE

3 storey mix use building in the heart of Mount Pleasant just off the corner of East Broadway and Fraser St. Building consists of 2 ground floor commercial units and 6 residential units on upper 2 floors (3 x 1 BR suites and 3 x 2 BR suites). Building completely renovated from top to bottom including new roof, mechanical, electrical plumbing systems, appliances and fixtures, etc. Brand new building with projected income of \$188,000 per annum or 3.4% return, ideal for investors or owner/occupiers.

P.I.D.: 015-251-730

Property Type: Multi-Family Commercial

Zoning/Land Use: C2C

Land Sz SF/Acres: 4,026 / 0.09

Brochure:

Prop. Tax/Year: \$12,988.78 / 2018

Width / Depth: 33.00 / 122.00

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:

General Building Details

Subj. Space SqFt: 6,400

Width / Depth: /

Year Built:

Complex Name:

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors:

Parking Spaces: 3

of Elevators: 0

Roof:

HVAC: Heat Pump

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

Construction Type: Wood Frame

Lease Details

Lease Rate Sq. Foot:

Lease 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 R.E.Serv.](#)





Presented by:
Luis Ayala PREC*

Metro Edge Realty
CONTC: 604-551-4418
OFC: 778-650-0527
luisayala@shaw.ca
www.luisayala.ca



ACTIVE
C8021890

Board: V
Multi-Family Commercial

8755 OAK STREET

Vancouver West

Marpole

V6P 4B4

\$4,750,000 (LP)

(SP)

(LR sq. ft. p...



Rare opportunity to acquire a well maintained value-add 15-unit rental apartment building along the Oak Street corridor. Tremendous upside in rents which are substantially below market. The Marpole Official Community Plan designates the site as medium density (2.50 FSR) purpose built rental opportunity securing long term value for any potential investor/developer.

P.I.D.: 013-954-814

Property Type: Multi-Family Commercial

Zoning/Land Use: RM-3A

Land Sz SF/Acres: 8,570 / 0.20

Brochure:

Prop. Tax/Year: \$10,533.21 / 2018

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: Fully Serviced

Restrictions: None Known

General Building Details

Subj. Space SqFt:

Width / Depth: /

Year Built: 1959

Complex Name: OAKLEAF APARTMENTS

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors:

Parking Spaces: 7

of Elevators: 0

Roof: Torch On

HVAC: Hot Water

Building Type: Low Rise (2-4 storeys)

Construction Type: Concrete Block, Concrete, Wood Frame

Lease Details

Lease Rate Sq. Foot:

Lease 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 Comm. R.E. Inc.](http://www.ayisonyoung.com)





Presented by:
Luis Ayala PREC*

Metro Edge Realty
CONTC: 604-551-4418
OFC: 778-650-0527
luisayala@shaw.ca
www.luisayala.ca



ACTIVE
C8021693

Board: V
Multi-Family Commercial

2466 W BROADWAY


Vancouver West

Kitsilano

V6K 2E7

\$5,100,000 (LP)

(SP)

(LR sq. ft. p... 

2466 West Broadway is ideally located on the south side of West Broadway in the Kitsilano neighbourhood. 10 oversized units (9 one-bedroom, 1 one-bedroom + den). 3 blocks from the future Broadway Millenium Line SkyTrain station at Arbutus and West Broadway.


NO IMAGE
AVAILABLE

P.I.D.: 011-454-156

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

Zoning/Land Use: RM-4

Land Sz SF/Acres: 6,250 /0.14

Brochure:

Prop. Tax/Year: \$10,665.72 / 2018

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: Electricity, Natural Gas at Lot Line

Restrictions:

General Building Details

Subj. Space SqFt: 10,331

Width / Depth: /

Year Built:

Complex Name:

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors:

Parking Spaces: 4

of Elevators:

Roof: Torch On

HVAC:

Building Type: Low Rise (2-4 storeys)

Construction Type: Wood Frame

Lease Details

Lease Rate Sq. Foot:

Lease 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: [Colliers International](http://www.colliersinternational.com)





Presented by:
Luis Ayala PREC*

Metro Edge Realty
 CONTC: 604-551-4418
 OFC: 778-650-0527
luisayala@shaw.ca
www.luisayala.ca



ACTIVE
C8021762


Board: V
 Multi-Family Commercial

1826 BARCLAY STREET

Vancouver West
 West End VW
 V6G 1K8

\$26,000,000 (LP)

(SP)

(LR sq. ft. p... 



Rare opportunity to acquire 100% freehold interest in a 27 unit strata titled residential property located West of Denman. All 27 units are rented. Underground parking 30 stalls. Zoning permits 2.75 FAR, 60 feet height. 50% site coverage.

P.I.D.: 005-478-375

Property Type: Multi-Family Commercial

Zoning/Land Use: RM-5B

Land Sz SF/Acres: 11,790 / 0.27

Brochure:

Prop. Tax/Year: \$40,600.00 / 2018

Width / Depth: 90.00 / 131.00

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Strata

Environmental Assessment Phase: Phase/Stage 1

Occupancy: Tenant

Seller's Rights Reserved: No

Amenities:

Site Services:

Restrictions:

General Building Details

Subj. Space SqFt: 21,136

Width / Depth: /

Year Built: 1986

Complex Name: LINSKOTT COURT

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors:

Parking Spaces: 30

of Elevators: 1

Roof: Torch On

HVAC: Baseboard, Electric

Building Type: Condo Strata Complex

Construction Type: Concrete, Wood Frame, Metal

Lease Details

Lease Rate Sq. Foot:

Lease 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](#)





Presented by:
Luis Ayala PREC*

Metro Edge Realty
CONTC: 604-551-4418
OFC: 778-650-0527
luisayala@shaw.ca
www.luisayala.ca



ACTIVE
C8021544


Board: V
Multi-Family Commercial

1955 TRAFALGAR STREET

Vancouver West
Kitsilano
V6K 3S4

\$13,980,000 (LP)

(SP)

(LR sq. ft. p... 



Kits Manor located 1955 Trafalgar Street is a mixed-use C-2 zoned property located in the heart of Vancouver's Kitsilano neighborhood. The Property offers exceptional development potential with spectacular views of the North Shore mountains and English Bay. Strong holding income allows potential investors or developers to minimize overall carrying costs while providing rental upside on lease renewal/turnover.

P.I.D.: 015-125-017

Property Type: Multi-Family Commercial

Zoning/Land Use: C-2

Land Sz SF/Acres: 8,522 / 0.20

Brochure:

Prop. Tax/Year: \$48,633.00 / 2018

Width / Depth: 75.42 / 113.00

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Other

Environmental Assessment Phase:

Occupancy: Tenant

Seller's Rights Reserved:

Amenities:

Site Services:

Restrictions:

General Building Details

Subj. Space SqFt: 10,899

Width / Depth: /

Year Built: 1983

Complex Name: THE KITS MANOR

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors:

Parking Spaces: 13

of Elevators:

Roof: Roll Roofing

HVAC:

Building Type: Low Rise (2-4 storeys)

Construction Type: Wood Frame

Lease Details

Lease Rate Sq. Foot:

Lease 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: [Lee & Associates Vancouver](#)

