


**ACTIVE**  
**C8014942**  
**Board:** N  
Multi-Family Commercial

## 3449 14TH STREET

Houston (Zone 53)  
Houston - Town  
VOJ 1Z0

**\$799,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



Amazing Investment Opportunity! Well maintained 3 storey apartment building built in 1977 by Spruce Capital Homes. 18 units total with 9 two bedroom units and 9 one bedroom units. Low risk investment with steady cash flow. Located in an ideal location just steps away from the pool and rec center, schools, medical center, shopping and other services. Many recent upgrades include windows and door, updates to the intercom system and fire alarm system, and various renovations to units. Building recently wired with high speed internet. Consistent occupancy with long term tenants. Offered at less than \$45,000/unit! Information package available.

**P.I.D.:** 013-717-243

**Property Type:** Multi-Family Commercial

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

**Land Sz SF/Acres:** 17,860 / 0.41

**Brochure:**

**Prop. Tax/Year:** \$14,193.19 / 2017

**Width / Depth:** /

**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:**

**Restrictions:** None Known

**1 Bdrm Apts:** 9

**2 Bdrm Apts:** 9

**3 Bdrm Apts:**

**4+ Bdrm Apts:**

**Penthouse Apts:**

**Bachelor Apts:**

**Studio Apts:**

**Other Units:**

### General Building Details

**Subj. Space SqFt:** 0

**Width / Depth:** /

**Year Built:** 1977

**Complex Name:** CREST VILLA

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:** 20

**# of Elevators:**

**Roof:** Torch On

**HVAC:** Baseboard, Electric, Forced Air

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

**Construction Type:** Concrete, Wood Frame

**Total Units:** 18

**Gross Income:** \$ 123,402

**Other Income:** \$

**Eff Gross Inc:** \$

**Total Operating Expenses:** \$ 48,502

**Net Operating Income:** \$ 74,900

**Cap Rate:**

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

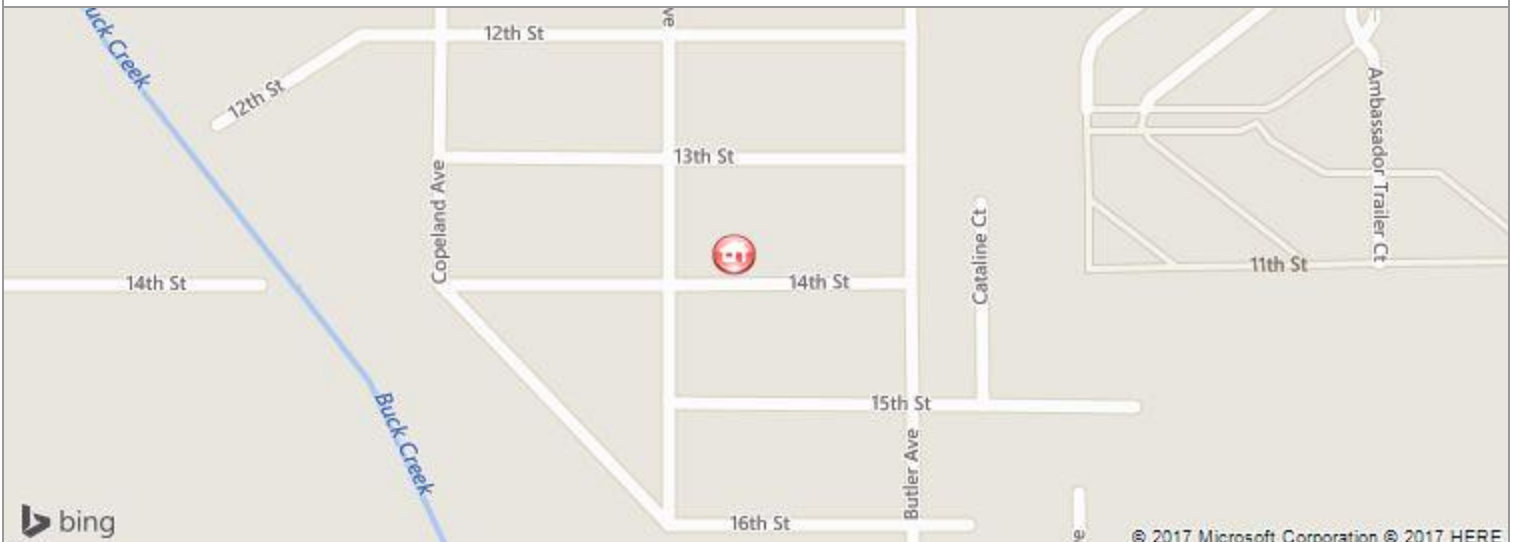
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**


**Firm:** [RE/MAX Bulkley Valley](#)



**ACTIVE**  
**C8014952**  
**Board: V**  
 Multi-Family Commercial

## 2293 W 6TH AVENUE

Vancouver West  
 Kitsilano  
 V6K 1V7

**\$8,498,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



Own a renovated townhouse complex on a prime Kitsilano corner! Steps to all the shops & restaurants on West 4th & walking distance to West Broadway transit. Offering six immaculate two level, two bedroom townhomes with an additional six self contained garden level studios that were dramatically upgraded in 2017. All suites feature IN-SUITE LAUNDRY, new appliances, including dishwasher in the two-level suites & new vinyl plank flooring throughout. Every suite enjoys their own private entrance & the yard surrounding the complex has been refinished with large paving stones providing tenants in the two level suites with private, expansive patios. This complex will demand exceptional monthly rents & possible vacant possession allows buyers to hand-selected tenants providing a carefree investment opportunity in one of Vancouver's most coveted West Side neighbourhoods.

**P.I.D.:** 015-229-254

**Property Type:** Multi-Family Commercial

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

**Land Sz SF/Acres:** 6,000 / 0.14

**Brochure:**

**Prop. Tax/Year:** \$10,203.42 / 2017

**Width / Depth:** 50.00 / 120.00

**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:** 1960

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:**

**# of Elevators:**

**Roof:**

**HVAC:** Baseboard

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

**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:**

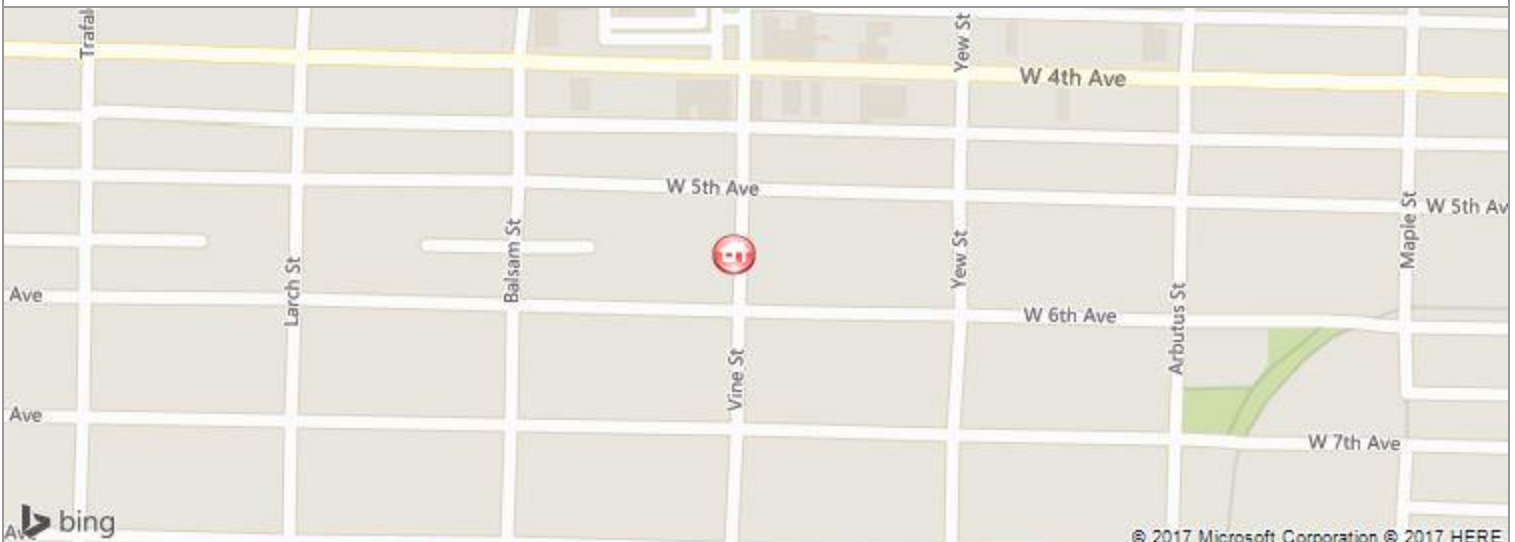
**Lease Type:**

**Lease Term (Months):**

**Subj. Unit Cont. Spce:**

**Lease Expiry Date:**


**Firm:** [Colliers Macaulay Nicolls Inc.](#)



**ACTIVE**  
**C8014972**  
**Board:** N  
Multi-Family Commercial

## 681 EDKINS STREET

Quesnel (Zone 28)  
Quesnel - Town  
V2J 2E1

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



Great investment opportunity for investor. These very well maintained 9 unit Townhouses. Fully Rented for \$800 per month per unit!! New Aluminum roof!!! All 9 units are in good condition. Excellent central location close to downtown. Here's a chance to get into a rental income property at a great price. Affordable waterfront on the scenic Fraser River!

**P.I.D.:** 025-646-338

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** C2A

**Land Sz SF/Acres:** 23,958 / 0.55

**Brochure:**

**Prop. Tax/Year:** \$7,314.51 / 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:**

**Restrictions:** None Known

### General Building Details

**Subj. Space SqFt:** 0

**Width / Depth:** /

**Year Built:** 1996

**Complex Name:** FRASER VIEW GARDENS

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:**

**# of Elevators:**

**Roof:**

**HVAC:**

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

**Construction Type:** Other

**1 Bdrm Apts:**

**Penthouse Apts:**

**Total Units:** 9

**Total Operating Expenses:** \$

**2 Bdrm Apts:**

**Bachelor Apts:**

**Gross Income:** \$

**Net Operating Income:** \$

**3 Bdrm Apts:** 9

**Studio Apts:**

**Other Income:** \$

**Cap Rate:**

**4+ Bdrm Apts:**

**Other Units:**

**Eff Gross Inc:** \$

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

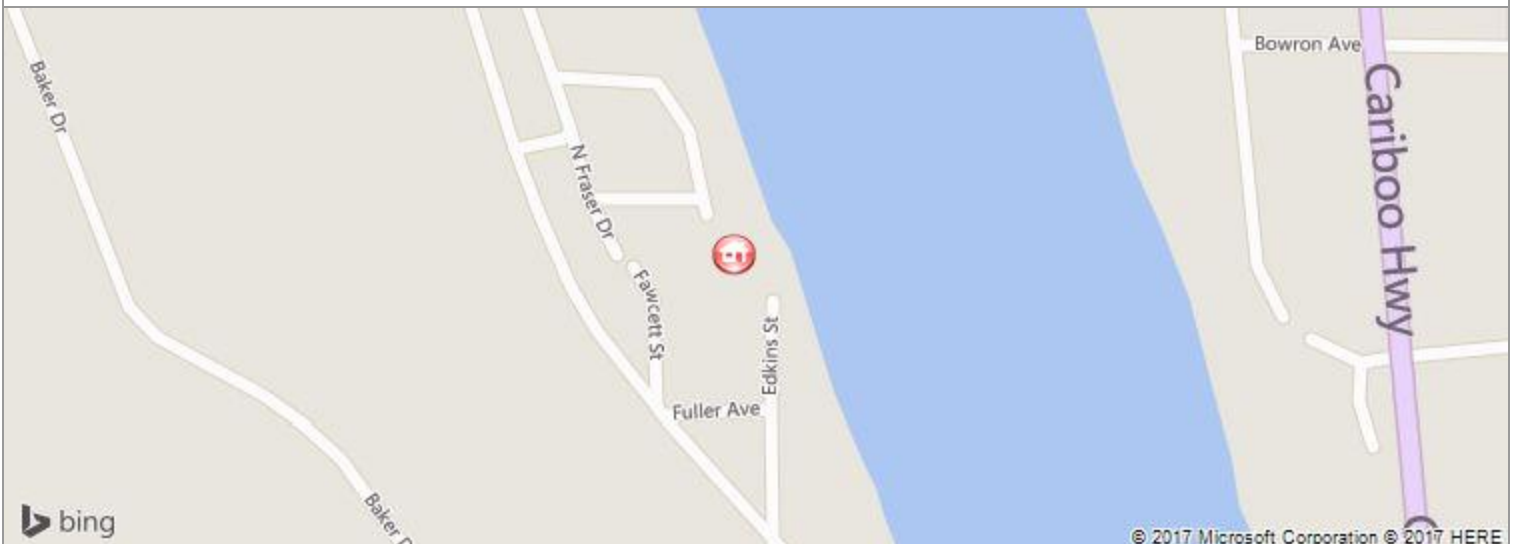
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**


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



**ACTIVE**  
**C8015017**  
**Board:** V  
Multi-Family Commercial

## 7110 LINDEN AVENUE

Burnaby South  
Highgate  
V5E 3G6

**\$8,880,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



**P.I.D.:** 002-857-243

**Property Type:** Multi-Family Commercial

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

**Land Sz SF/Acres:** 26,394 / 0.61

**Brochure:**

**Prop. Tax/Year:** \$40,332.65 / 2017

**Width / Depth:** 166.00 / 159.00

**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:** 1964

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:** 0

**# of Elevators:**

**Roof:**

**HVAC:**

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

**Construction Type:** Wood Frame

### Restrictions:

**1 Bdrm Apts:** 19

**Penthouse Apts:** 1

**Total Units:**

**Total Operating Expenses:** \$ 125,241

**2 Bdrm Apts:** 10

**Bachelor Apts:**

**Gross Income:** \$ 328,848

**Net Operating Income:** \$ 200,053

**3 Bdrm Apts:**

**Studio Apts:**

**Other Income:** \$

**Cap Rate:** 2.27

**4+ Bdrm Apts:**

**Other Units:**

**Eff Gross Inc:** \$ 325,294

### Lease Details

**Leased Rate Sq. Foot:**

**Lease Op Cost SqFt:**

**Lease SubLease:**

**Leased Size Sq. Foot:**

**Additional Rent/SF:**

**Tot. Spce Avail for Lse:**

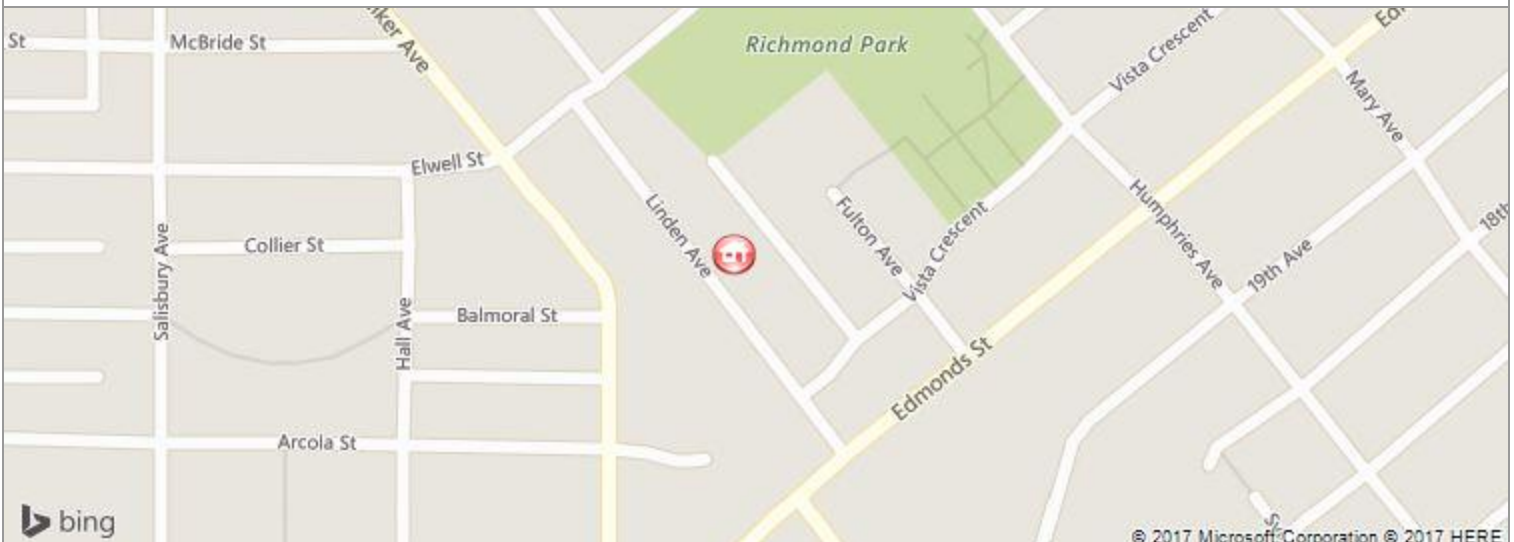
**Lease Type:**

**Lease Term (Months):**

**Subj. Unit Cont. Spce:**

**Lease Expiry Date:**

**Firm:** [Jones Lang Lasalle R.E.S.](#)






**ACTIVE**  
**C8014864**  
**Board: V**  
Multi-Family Commercial

## 223 E 16TH AVENUE

Vancouver East  
Mount Pleasant VE  
V5T 2T5

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



A rare opportunity to acquire an 11, 506 square foot site in Mount Pleasant in the very desired and trendy Main Street corridor. The Property offers 23 FULLY RENOVATED suites (see website for list of extensive renovations), underground parking, elevator, balconies, oversized patios and TERRIFIC UPSIDE IN RENTAL INCOME. ASSEMBLY POTENTIAL as the neighbor is also for sale, allowing one to assemble an additional 5,906 square feet (with holding income) for a potential long term redevelopment totaling 17,412 sqft. Turnkey property with wonderful residents, condo-quality renovations and very easy to manage.

**P.I.D.:** 010-327-886

**Prop. Tax/Year:** \$15,570.65 / 2017

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

**Width / Depth:** 94.00 / 122.00

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

**Transaction Type:** For Sale

**Land Sz SF/Acres:** 11,056 / 0.25

**Sale Type:** Asset

**Brochure:**

**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:** 11,056

**Width / Depth:** /

**Year Built:** 1973

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:** 23

**# of Elevators:** 1

**Roof:** Tar & Gravel

**HVAC:** Hot Water

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

**Construction Type:** Wood Frame

**Restrictions:** None Known

**1 Bdrm Apts:** 22

**Penthouse Apts:**

**Total Units:** 23

**Total Operating Expenses:** \$ 84,457

**2 Bdrm Apts:** 1

**Bachelor Apts:**

**Gross Income:** \$ 405,600

**Net Operating Income:** \$ 334,149

**3 Bdrm Apts:**

**Studio Apts:**

**Other Income:** \$ 16,382

**Cap Rate:** 2.23

**4+ Bdrm Apts:**

**Other Units:**

**Eff Gross Inc:** \$ 418,606

### Lease Details

**Leased Rate Sq. Foot:**

**Lease Op Cost SqFt:**

**Lease SubLease:**

**Leased Size Sq. Foot:**

**Additional Rent/SF:**

**Tot. Spce Avail for Lse:**

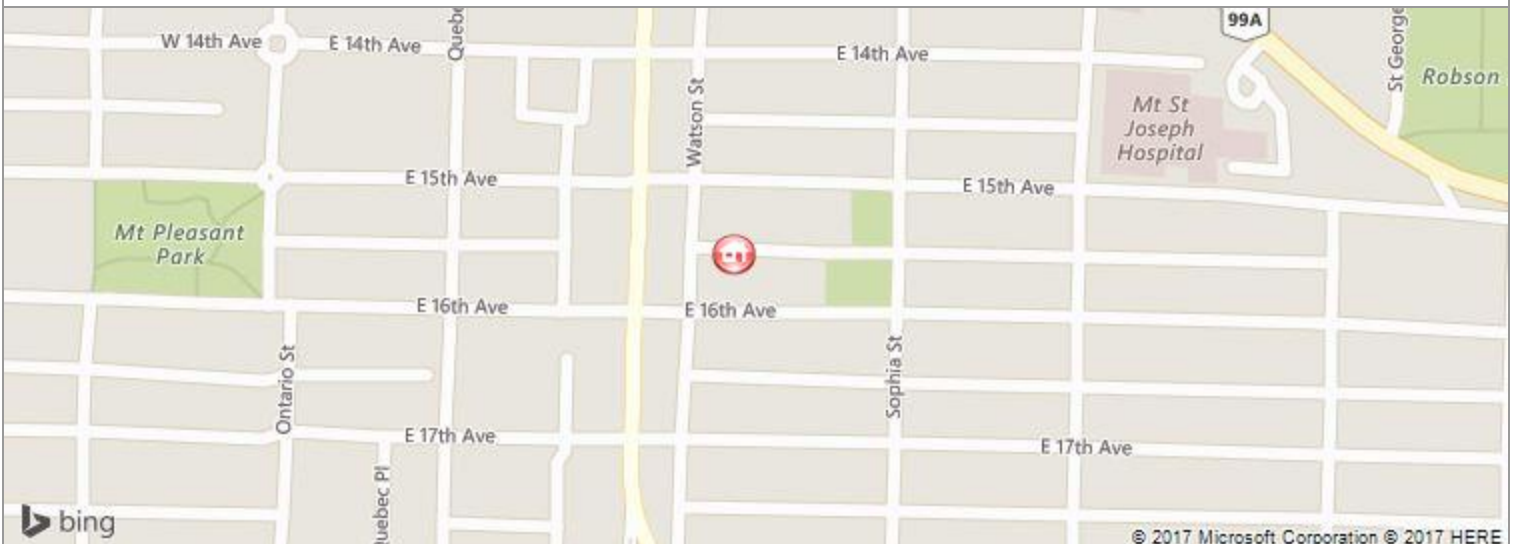
**Lease Type:**

**Lease Term (Months):**

**Subj. Unit Cont. Spce:**

**Lease Expiry Date:**

**Firm:** [Avison Young Comm. R.E. Inc.](#)



**ACTIVE**  
**C8014937**


**Board:** V  
Multi-Family Commercial

## 335 THIRTEENTH STREET

New Westminster  
Uptown NW  
V3M 4L4

**\$1,850,000** (LP)

(SP)

(LR sq. ft. p/a) 



NO IMAGE  
AVAILABLE

INVESTOR ALERT!!! Opportunity knocks to buy a clear 10,700 sqft lot development property in the approved lower 12th plan. This completely vacant building with six self contained units and nine shared units is a good holding property sold as is where is. Building has been condemned. Would require extensive renos to restore. Or you can keep for future multifamily development. Designation currently allows for a light industrial building (M1) to be built, this parcel is part of a special study area in New Westminster that has the potential of being zoned for condo/townhouses. A very good development property with Central location, close to all amenities, easy access to highway 91, and the sky train. Property can be sold with neighbouring property mls#R2210516 This opportunity will not last! Do not miss out..... CALL NOW!!!

**P.I.D.:** 004-387-406

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** M1

**Land Sz SF/Acres:** 10,758 / 0.25

**Brochure:**

**Prop. Tax/Year:** \$4,685.93 / 2017

**Width / Depth:** 81.00 / 132.00

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:** None

**Occupancy:** Vacant

**Seller's Rights Reserved:** No

**Amenities:**

**Site Services:**

### General Building Details

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

**Year Built:** 1913

**Complex Name:** Ambrose Apartment

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

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

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

**Roof:** Tar & Gravel

**HVAC:** Baseboard

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

**Construction Type:** Wood Frame

### Restrictions:

<b>1 Bdrm Apts:</b> 0	<b>Penthouse Apts:</b> 0	<b>Total Units:</b> 15	<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):**

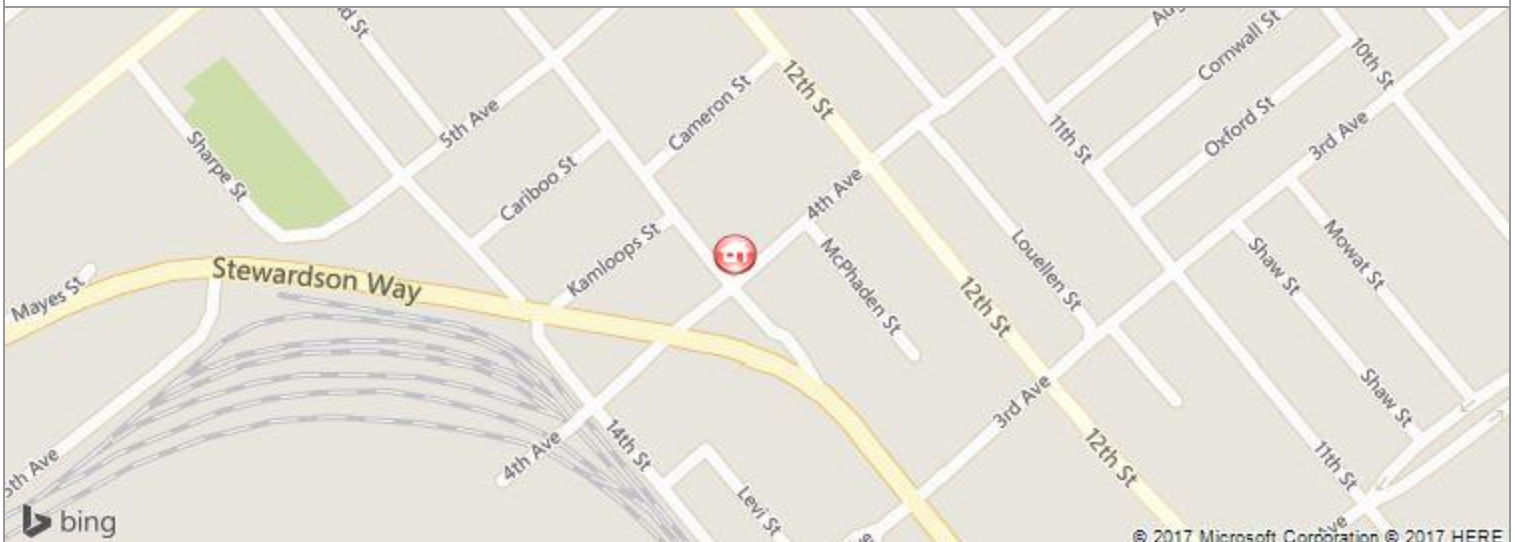
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**


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



**ACTIVE**  
**C8014828**  
**Board:** V  
 Multi-Family Commercial

## 209 HEATLEY AVENUE

Vancouver East  
 Hastings  
 V6A 3G1

**\$3,999,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



209 Heatley Avenue sits prominently on a corner lot which is approximately 6,100 sf and is improved with a two storey plus basement building along with surface parking at the rear. The main floor features a 3,000 sf (approx.) commercial unit which is beautifully improved with large character windows, sleek and modern finishes, state of the art improvements, a commercial kitchen venting system and much much more. Vital Supply Co occupies the main floor and a portion of the basement. The second floor of the building features 10 charming rooming units and 1 dwelling unit (SRA). The rooming house units are warmly finished with a mixture of hardwood and laminate flooring and wood trim accent. Each unit features a personal sink and access to two upgraded common washrooms and a coin operated laundry room.

**P.I.D.:** 015-587-169

**Prop. Tax/Year:** \$8,673.81 / 2017

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

**Width / Depth:** 30.00 / 122.00

**Zoning/Land Use:** DEOD

**Transaction Type:** For Sale

**Land Sz SF/Acres:** 6,100 / 0.14

**Sale Type:** Asset

**Brochure:**

**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:** 6,100 **Width / Depth:** /  
**Year Built:** 1925  
**Complex Name:**  
**# of Buildings:** **# of Storeys:**  
**# of Loading Doors:** **# of Grade Doors:**  
**Parking Spaces:** **# of Elevators:**  
**Roof:**  
**HVAC:**  
**Building Type:** Freestanding, Mixed Use  
**Construction Type:**

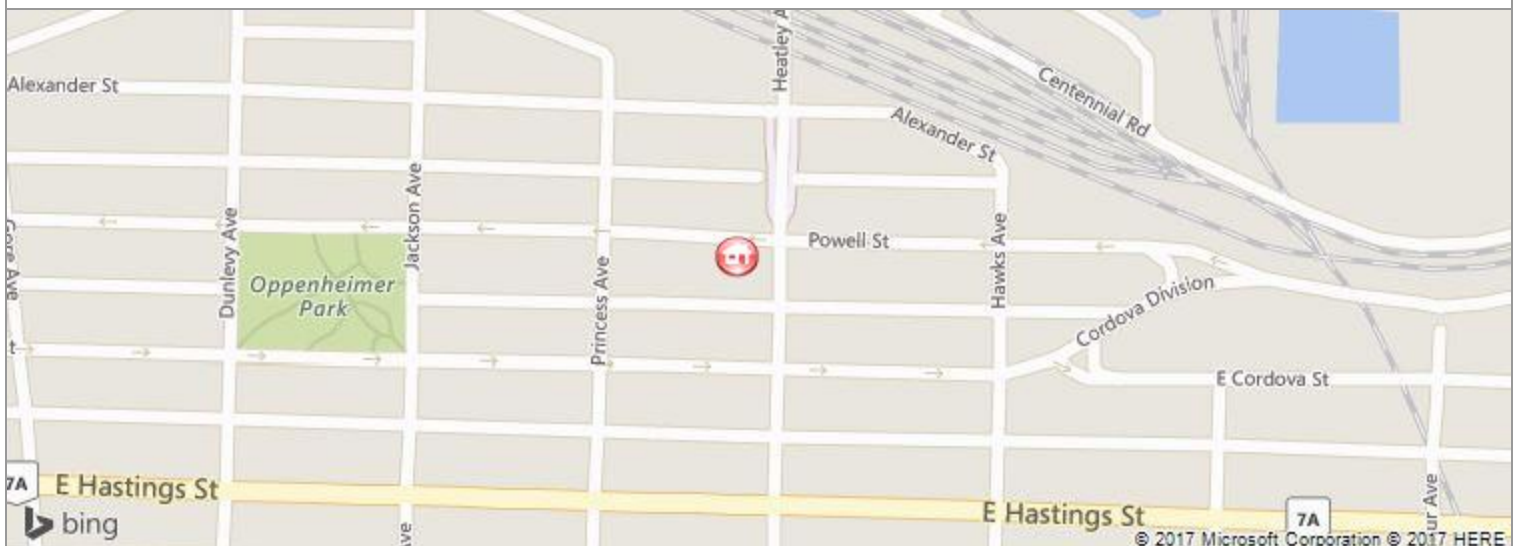
### Restrictions:

<b>1 Bdrm Apts:</b>	<b>Penthouse Apts:</b>	<b>Total Units:</b>	<b>Total Operating Expenses:</b> \$
<b>2 Bdrm Apts:</b> 1	<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> 10	<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:** [Corbel Commercial Inc.](#)






**ACTIVE**  
**C8014798**  
**Board: V**  
 Multi-Family Commercial

## 229 TEMPLETON DRIVE

Vancouver East  
 Hastings  
 V5L 4N4

**\$2,075,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



Hastings Area Character Cash Machine. Huge, 4 level 4050 sq.ft. 4+ Unit Multi Suite house. \$90,840/yr Gross Income, with current rents well below market from a combination of 1, 2, 3, & 4 bdrm, self contained suites. The house is in decent condition with big decks, views, 2 car garage, & sits on a 33'x99' corner RM-3 lot across from Pandora Park in one of Vancouver's fastest upcoming neighbourhoods. 1.5 Blocks to restaurants, shopping, public transport, this property is a great long term investment & holding property, & also good for owner occupiers, shared ownership & developers. Contact LS for info pkg, floor plan. All Showings by apt with 48 hrs notice please. Showing Friday Oct 6th 3:30pm by appointment.

**P.I.D.:** 013-702-033

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM3-A

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

**Brochure:**

**Prop. Tax/Year:** \$4,061.34 / 2017

**Width / Depth:** /

**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:** 1912

**Complex Name:**

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

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

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

**Roof:** Asphalt Shingles

**HVAC:**

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

**Construction Type:** Wood Frame

### Restrictions:

<b>1 Bdrm Apts:</b> 1	<b>Penthouse Apts:</b> 0	<b>Total Units:</b> 5	<b>Total Operating Expenses:</b> \$ 13,600
<b>2 Bdrm Apts:</b> 3	<b>Bachelor Apts:</b> 0	<b>Gross Income:</b> \$ 90,840	<b>Net Operating Income:</b> \$ 77,240
<b>3 Bdrm Apts:</b> 0	<b>Studio Apts:</b> 0	<b>Other Income:</b> \$ 0	<b>Cap Rate:</b> 3.70
<b>4+ Bdrm Apts:</b> 1	<b>Other Units:</b> 0	<b>Eff Gross Inc:</b> \$ 90,840	

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

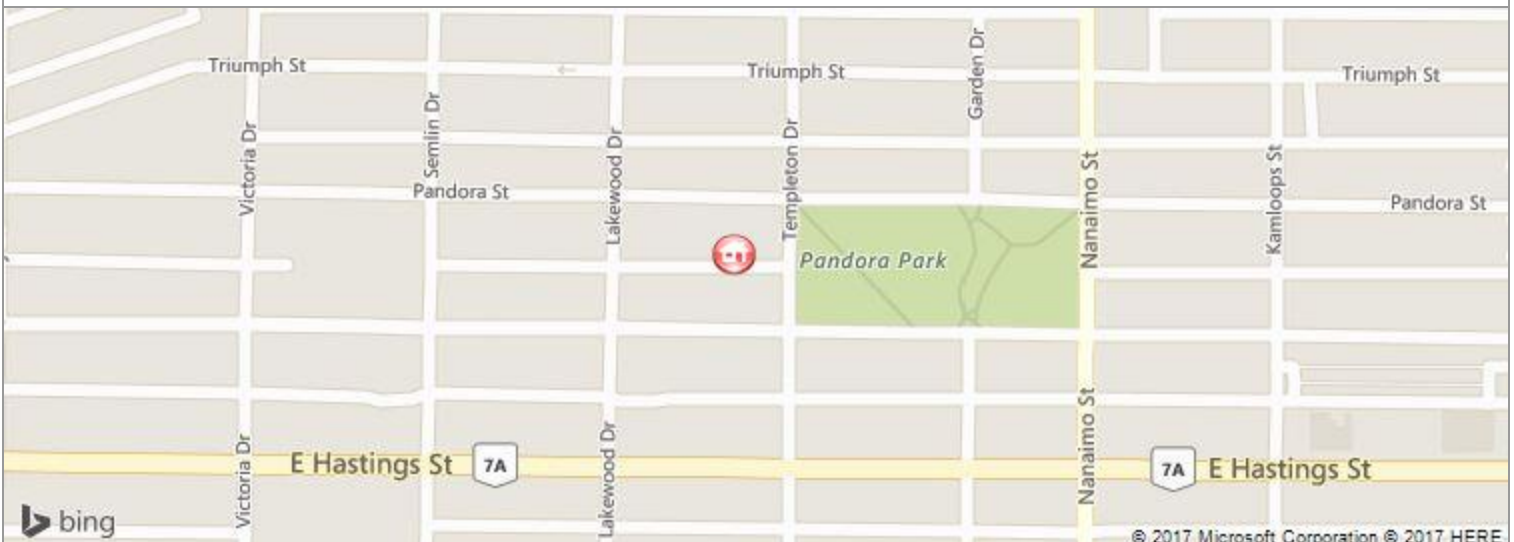
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**

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






**ACTIVE**  
**C8014801**  
**Board:** V  
 Multi-Family Commercial

## 2072 W 15TH AVENUE

Vancouver West  
 Kitsilano  
 V6J 2L5

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



Huge 4 Suite Building (3 authorized), just East of Arbutus Street, close to the new Greenway in the 1st class Kitsilano/Lower Shaughnessy neighbourhood. 4541 SF 4 level Building in decent condition, contains 1.Top: 1650 SF 2 level, 4/5 bdrm, 1.5 bath suite with a huge deck; 2. Main Floor: 1300 SF, 3/4 bdrm, 2 bath suite, also w big deck; 3. Ground: 1100 SF (approx) 3 bdrm, 1 bath suite; and 4. Ground: 350 SF (approx) self contained studio suite. Current rents \$6750/mo, \$81,000/yr - is much below market. Contains 4 elect meters, shared laundry & 4 car open parking. Excellent investment, great for owner occupiers & shared ownership, real redevelopment potential with RT-8 zoning. Call LS for info pkg, floor plan, details. Showings w 48 hrs notice, Showing Thurs Oct 5 at 2:00pm then at 3:30pm by Appointment.

**P.I.D.:** 009-571-540

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RT-8

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

**Brochure:**

**Prop. Tax/Year:** \$7,255.23 / 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:** Balconies

**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:** 4 ope **# of Elevators:**

**Roof:** Asphalt Shingles

**HVAC:**

**Building Type:** Residential Mix

**Construction Type:** Wood Frame

### Restrictions:

<b>1 Bdrm Apts:</b> 0	<b>Penthouse Apts:</b> 0	<b>Total Units:</b> 4	<b>Total Operating Expenses:</b> \$ 14,000
<b>2 Bdrm Apts:</b> 0	<b>Bachelor Apts:</b> 0	<b>Gross Income:</b> \$ 81,000	<b>Net Operating Income:</b> \$ 67,000
<b>3 Bdrm Apts:</b> 2	<b>Studio Apts:</b> 1	<b>Other Income:</b> \$ 0	<b>Cap Rate:</b> 2.21
<b>4+ Bdrm Apts:</b> 1	<b>Other Units:</b> 0	<b>Eff Gross Inc:</b> \$ 81,000	

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

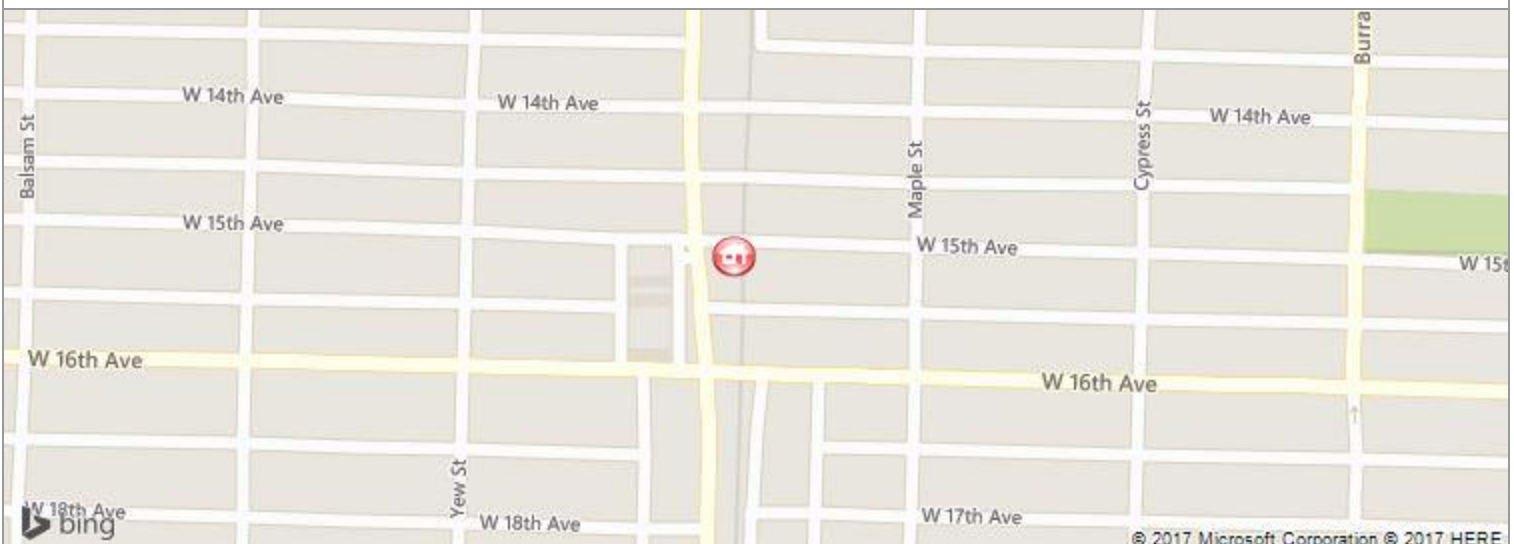
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**


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



**ACTIVE**  
**C8014713**  
**Board:** V  
 Multi-Family Commercial

## 2285 TRIUMPH STREET

Vancouver East  
 Hastings  
 V5L 1L2

**\$6,850,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



The "Garden Manor Apartments" is a substantially renovated 3-storey plus underground parkade, 16-suite rental apartment building prominently located in the highly sought-after Grandview-Woodland Neighborhood. The Offering provides prospective investors the opportunity to increase cash flow and yield by renovating the remaining 5 un-renovated suites on turnover and increasing rents to match the rents currently being achieved within the building. Additionally, due to the property's inclusion in the recently approved Grandview-Woodland Community Plan there is significant future redevelopment opportunity. Cap rate is 2.95%.

**P.I.D.:** 015-684-211

**Property Type:** Multi-Family Commercial

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

**Land Sz SF/Acres:** 9,059 / 0.21

**Brochure:**

**Prop. Tax/Year:** \$10,886.45 / 2017

**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:** No

**Amenities:**

**Site Services:**

**Restrictions:** None Known

**1 Bdrm Apts:** 13

**2 Bdrm Apts:** 3

**3 Bdrm Apts:**

**4+ Bdrm Apts:**

**Penthouse Apts:**

**Bachelor Apts:**

**Studio Apts:**

**Other Units:**

### General Building Details

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

**Year Built:** 1971

**Complex Name:** GARDEN MANOR APARTMENTS

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

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

**Parking Spaces:** 15 **# of Elevators:**

**Roof:** Torch On

**HVAC:**

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

**Construction Type:** Wood Frame

**Total Units:** 16

**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):**

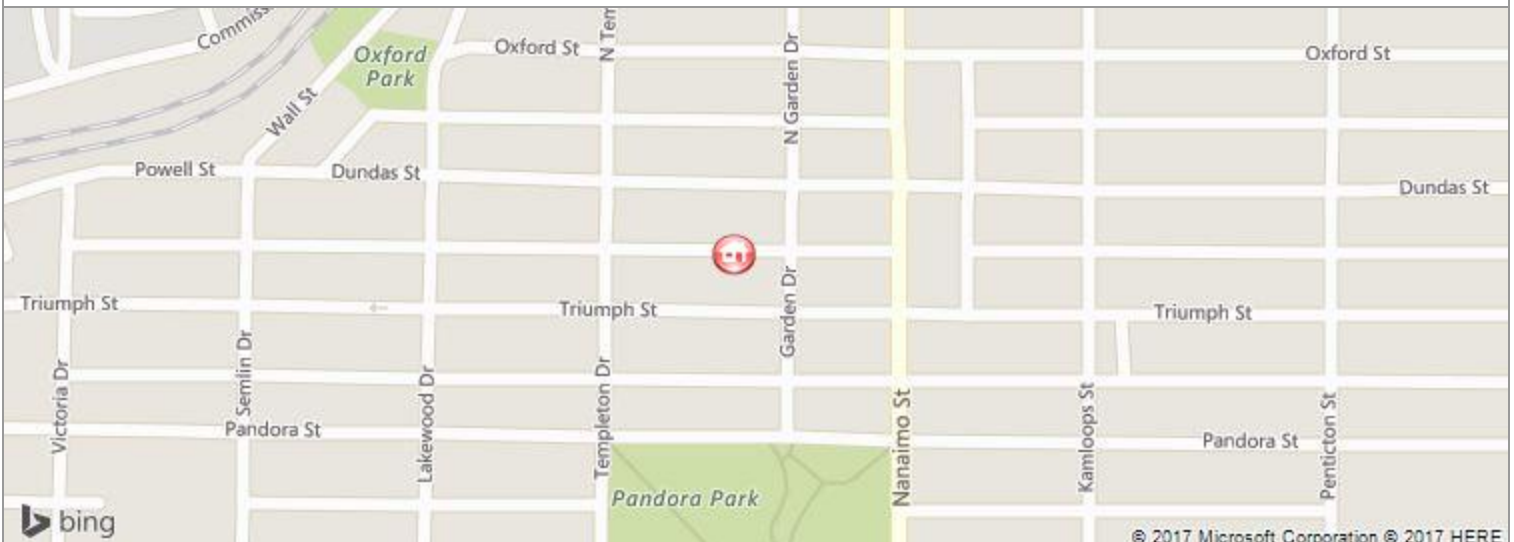
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**


**Firm:** [CBRE Limited](#)



**ACTIVE**  
**C8014734**  
**Board:** V  
Multi-Family Commercial

## 8938 MONTCALM STREET

Vancouver West  
Marpole  
V6P 4R5

**\$11,500,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



**P.I.D.:** 014-355-400

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM3A

**Land Sz SF/Acres:** 11,960 / 0.27

**Brochure:**

**Prop. Tax/Year:** \$15,424.11 / 2017

**Width / Depth:** 104.00 / 115.00

**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:** 17

**2 Bdrm Apts:**

**3 Bdrm Apts:** 1

**4+ Bdrm Apts:**

**Penthouse Apts:**

**Bachelor Apts:** 2

**Studio Apts:**

**Other Units:**

### General Building Details

**Subj. Space SqFt:**

**Width / Depth:** /

**Year Built:** 1961

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:** 20

**# of Elevators:** 0

**Roof:** Other

**HVAC:**

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

**Construction Type:** Wood Frame

**Total Units:** 20

**Gross Income:** \$ 188,000

**Other Income:** \$ 1,000

**Eff Gross Inc:** \$ 189,000

**Total Operating Expenses:** \$ 82,000

**Net Operating Income:** \$ 107,000

**Cap Rate:** 0.93

### 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:** [Anson Realty Ltd.](#)



**ACTIVE**  
**C8014736**  
**Board: N**  
Multi-Family Commercial

# 1-21 4045 1ST AVENUE

PG City West (Zone 71)  
Highglen  
V2M 4N3

**\$2,695,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



Acquire 100% freehold interest in 21 strata-titled townhomes, well located in Prince George. The property is configured with two rows of fully self-contained townhomes with fenced backyards, plenty of parking, and a common area in between. There is flexibility for an owner to sell each unit individually or continue to hold as a multi-family investment. New roofs and vents were installed in 2014 and new energy efficient, double-glazed windows were installed in 2012.

**P.I.D.:** 023-884-479

**Property Type:** Multi-Family Commercial

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

**Land Sz SF/Acres:** 52,000 / 1.19

**Brochure:**

**Prop. Tax/Year:** \$23,872.00 / 2017

**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:** 1967

**Complex Name:** CANOE COURT

**# 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> 21	<b>Total Operating Expenses:</b> \$ 77,425
<b>2 Bdrm Apts:</b>	<b>Bachelor Apts:</b>	<b>Gross Income:</b> \$	<b>Net Operating Income:</b> \$ 143,563
<b>3 Bdrm Apts:</b> 21	<b>Studio Apts:</b>	<b>Other Income:</b> \$	<b>Cap Rate:</b> 5.33
<b>4+ Bdrm Apts:</b>	<b>Other Units:</b>	<b>Eff Gross Inc:</b> \$ 220,988	

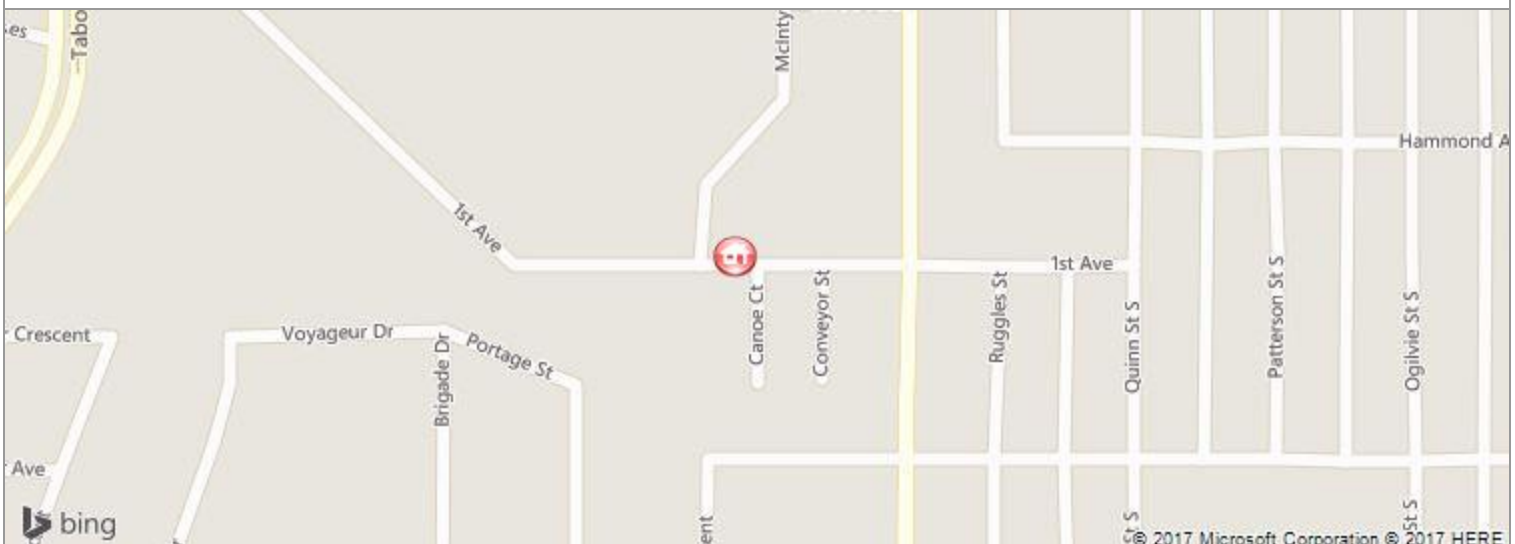
## Lease Details

**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 R.E.S.](#)






**ACTIVE**  
**C8014664**  
**Board: V**  
 Multi-Family Commercial

## 425 6TH STREET

West Vancouver  
 Park Royal  
 V7T 0A1

**\$12,500,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



The property is a remarkable 16 suite concrete rental apartment building located in one of Canada's most affluent communities. In close proximity to Ambleside Park, Capilano River, Park Royal Shopping Centre & the Lions Gate Bridge, this is an ideally located building. **INVESTMENT HIGHLIGHTS:** The improvement is 4 stories (plus basement) & concrete construction originally developed by Millenium in 2007. The building is in excellent condition with incredible curb appeal. 100% occupied. West Vancouver multi family assets are rarely made available. Located seconds away from Park Royal Shopping Centre, one of British Columbia's largest malls. In close proximity to West Vancouver's world famous seawall & Ambleside Park. 15 secure underground parking stalls, 13 contained storage units. 24 hour security surveillance & state of the art access technology.

**P.I.D.:** 014-020-831

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM-9

**Land Sz SF/Acres:** 7,516 / 0.17

**Brochure:**

**Prop. Tax/Year:** \$19,090.41 / 2017

**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:** 2007  
**Complex Name:**  
**# of Buildings:** **# of Storeys:**  
**# of Loading Doors:** **# of Grade Doors:**  
**Parking Spaces:** **# of Elevators:**  
**Roof:**  
**HVAC:**  
**Building Type:**  
**Construction Type:** Concrete

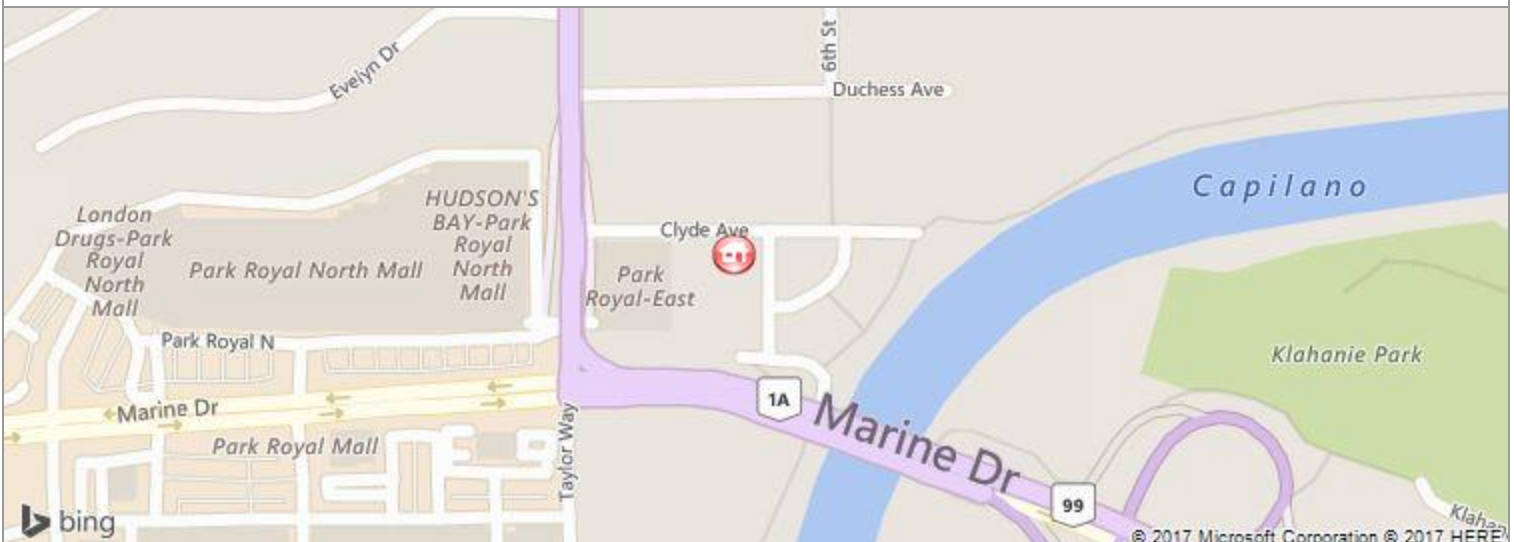
### Restrictions:

<b>1 Bdrm Apts:</b> 12	<b>Penthouse Apts:</b>	<b>Total Units:</b>	<b>Total Operating Expenses:</b> \$ 95,999
<b>2 Bdrm Apts:</b> 4	<b>Bachelor Apts:</b>	<b>Gross Income:</b> \$ 415,086	<b>Net Operating Income:</b> \$ 319,087
<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:** [Form Retail](#)



**ACTIVE**  
**C8014690**  
**Board:** V  
 Multi-Family Commercial

## 210 CARRALL STREET

Vancouver East  
 Downtown VE  
 V6B 2J1

**\$12,500,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



The Abrams Block is a rare investment opportunity located in the highly coveted district of Gastown. This Heritage Award of Merit winner was one of the first buildings built in Vancouver and was fully renovated in 2008. The main floor is to Vancouver's renowned Irish Heather, Shebeen Whisky House and the soon to be relaunched Salty Tongue. The premises feature large retail windows, exposed brick and beam, an outdoor patio, a commercial kitchen and a warm blend of old world charm and modern finishes. The upper floors are comprised of five ultra-contemporary live/work lofts. Two of the units have lofts with private luxury en-suite bathrooms and roof decks with city and mountain views. The units feature high quality finishes including stainless steel appliances, oak floors, interior glass sliding doors and oversized windows. The Abrams Block also features intercom access, a stylishly designed entrance area, a beautifully restored façade, exterior façade lights, a handi-cap access elevator, and much more.

**P.I.D.:** 015-693-767

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

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

**Land Sz SF/Acres:** 5,307 / 0.12

**Brochure:**

**Prop. Tax/Year:** \$9,457.98 / 2017

**Width / Depth:** 43.50 / 122.00

**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:** Balconies, HVAC System, Storefront, Other

**Site Services:**

### General Building Details

**Subj. Space SqFt:** 10,033

**Width / Depth:** /

**Year Built:** 1912

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:** 0

**# of Elevators:** 1

**Roof:** Torch On

**HVAC:**

**Building Type:** Mixed Use

**Construction Type:** Brick/Masonry

**Restrictions:** Restrictive Covenant(s)

**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:** 5

**Eff Gross Inc:** \$ 450

### Lease Details

**Leased Rate Sq. Foot:**

**Lease Op Cost SqFt:**

**Lease SubLease:**

**Leased Size Sq. Foot:**

**Additional Rent/SF:**

**Tot. Spce Avail for Lse:**

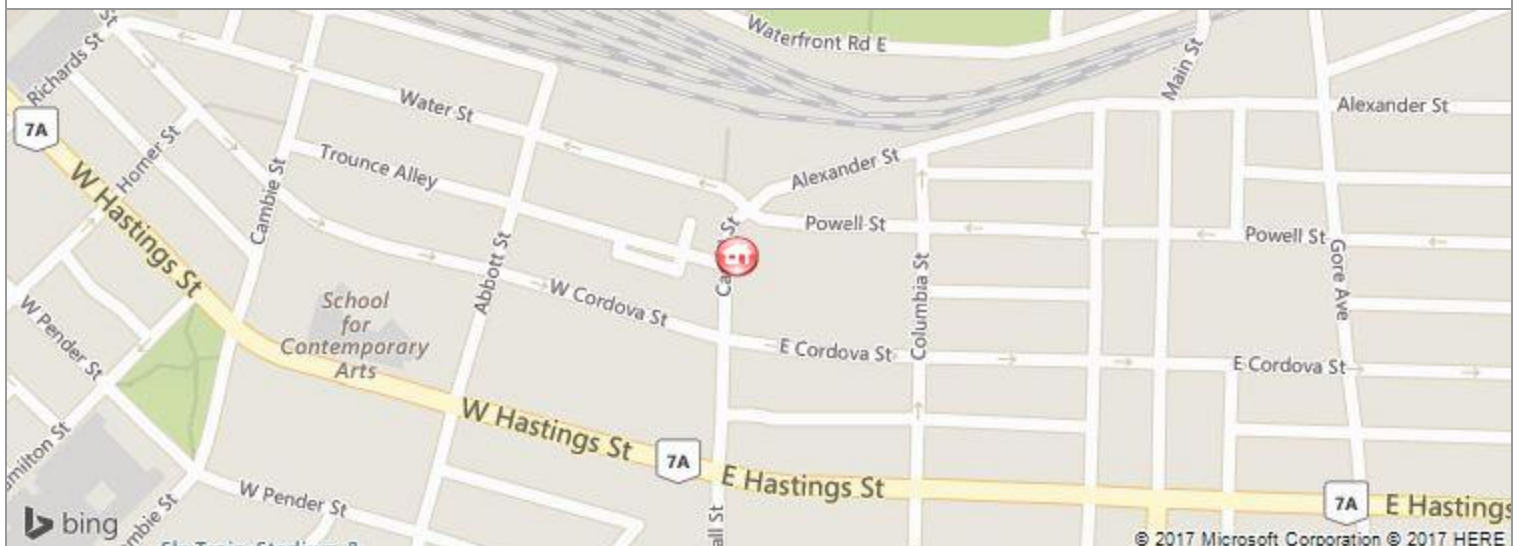
**Lease Type:**

**Lease Term (Months):**

**Subj. Unit Cont. Spce:**

**Lease Expiry Date:**


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



**ACTIVE**  
**C8014600**  
**Board:** V  
Multi-Family Commercial

## 4195 PERRY STREET

Vancouver East  
Knight  
V5N 3X4

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



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:** \$12,731.08 / 2017

**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:** 1931

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:**

**# of Elevators:**

**Roof:** Other

**HVAC:** Electric, Hot Water

**Building Type:** Mixed Use

**Construction Type:** 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:**

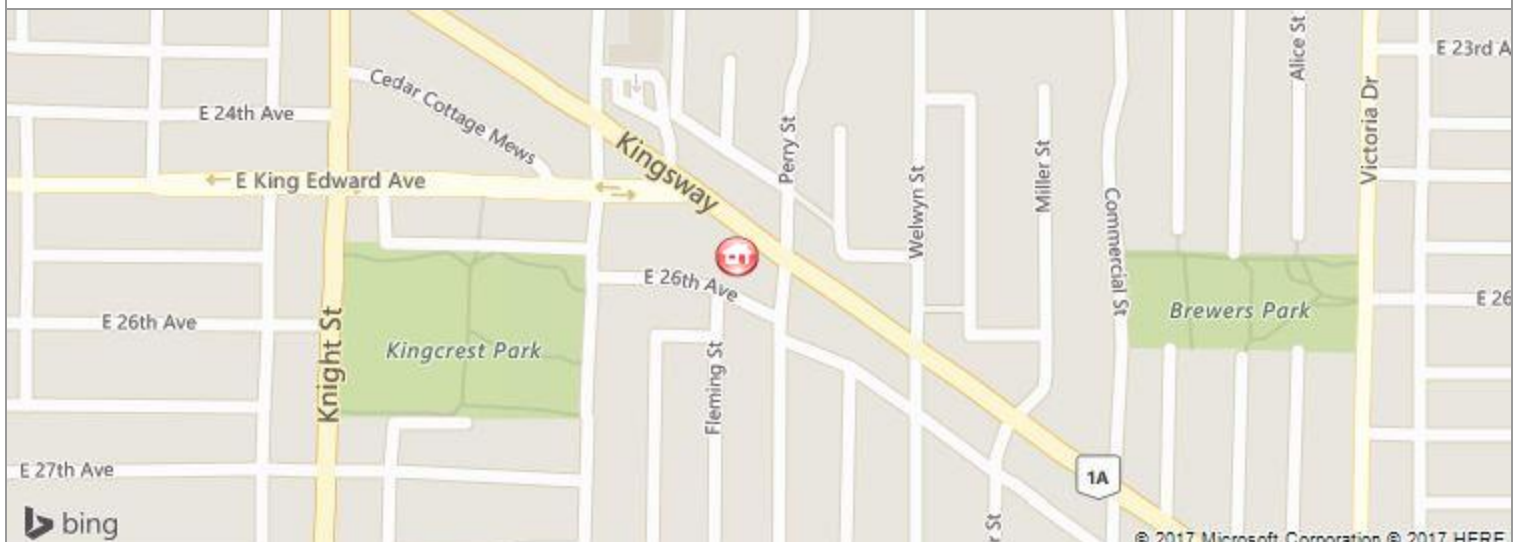
**Lease Type:**

**Lease Term (Months):**

**Subj. Unit Cont. Spce:**

**Lease Expiry Date:**

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






**ACTIVE**  
**C8014556**  
**Board:** V  
 Multi-Family Commercial

## 1630 BURNABY STREET

Vancouver West  
 West End VW  
 V6G 1X2

**\$8,900,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



This is a very rare opportunity to acquire a 3 storey 21 Suite rental property in the heart of the West End called "Bay View" Apartments built circa 1958. The Building consists of 18- 1 bedroom and 3-Bachelor Units currently all rented. Building features include 10 rear parking stalls, 9 private lockers and 2 bike lockers, card laundry with 2 washers and 2 dryer machines. Newer torch-on roof and hot water tank. UST was decommissioned one year ago.

**P.I.D.:** 003-682-366

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM-5A

**Land Sz SF/Acres:** 8,646 / 0.20

**Brochure:**

**Prop. Tax/Year:** \$16,388.43 / 2017

**Width / Depth:** 66.00 / 131.00

**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:**

**1 Bdrm Apts:** 18

**2 Bdrm Apts:**

**3 Bdrm Apts:**

**4+ Bdrm Apts:**

**Penthouse Apts:**

**Bachelor Apts:** 3

**Studio Apts:**

**Other Units:** 21

### General Building Details

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

**Year Built:** 1958

**Complex Name:** BAY PLAZA APARTMENTS

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

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

**Parking Spaces:** 10 **# of Elevators:**

**Roof:** Tar & Gravel

**HVAC:** Hot Water

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

**Construction Type:** Wood Frame, Mixed

**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 R.E.Serv.](#)

