


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

## 2285 TRIUMPH STREET

Vancouver East  
Hastings  
V5L 1L2

**\$6,700,000** (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 building has enjoyed a variety of recent capital upgrades including; a full re-pipe, new windows and sliders, new front intercom system, lobby and common area updates and a full renovation to 11 of 16 suites, to name a few. Cap rate on the list price is 3% with excellent future rental upside. 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.

**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

**Office Area Sq Ft:**

**Retail Area Sq Ft:**

**Warehouse Area Sq Ft:**

**Mezzanine Area Sq Ft:**

**Other Area Sq Ft:**

### 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:**

### 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:**

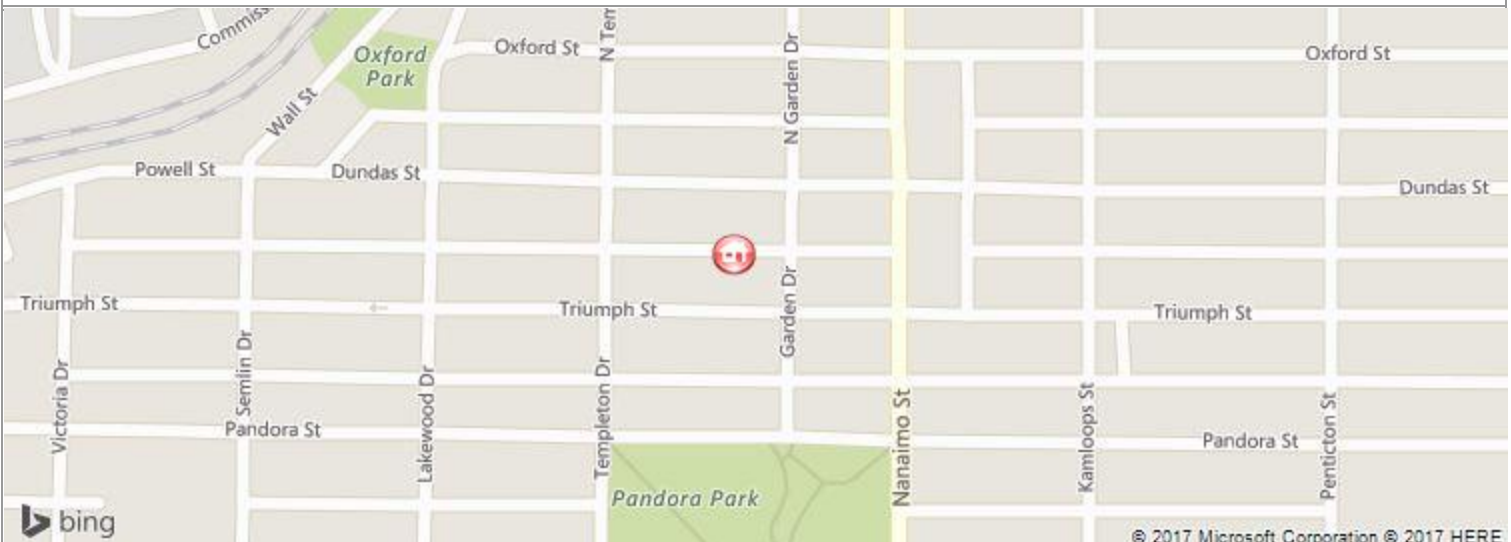
**Roof:** Torch On

**HVAC:**

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

**Construction Type:** Wood Frame

**Firm:** CBRE Limited



10/30/2017 11:54 AM

Information herein deemed reliable but not guaranteed.

Client View