

FOR SALE

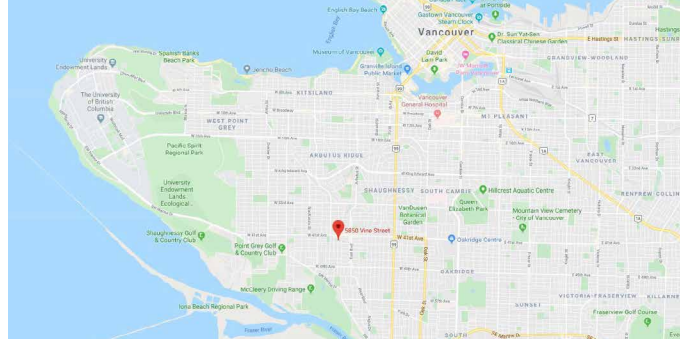
KERRISDALE APARTMENT BUILDING WITH PENTHOUSE

5850 Vine Street, Vancouver, BC



Opportunity Highlights

- Stable rental income with upside
- 12,444 sqft lot area
- Convenient location in Kerrisdale



Edward Chiu

604.714.4755

✉ Edward.Chiu@macdonaldcommercial.com

Yang Yang 杨阳

Personal Real Estate Corporation

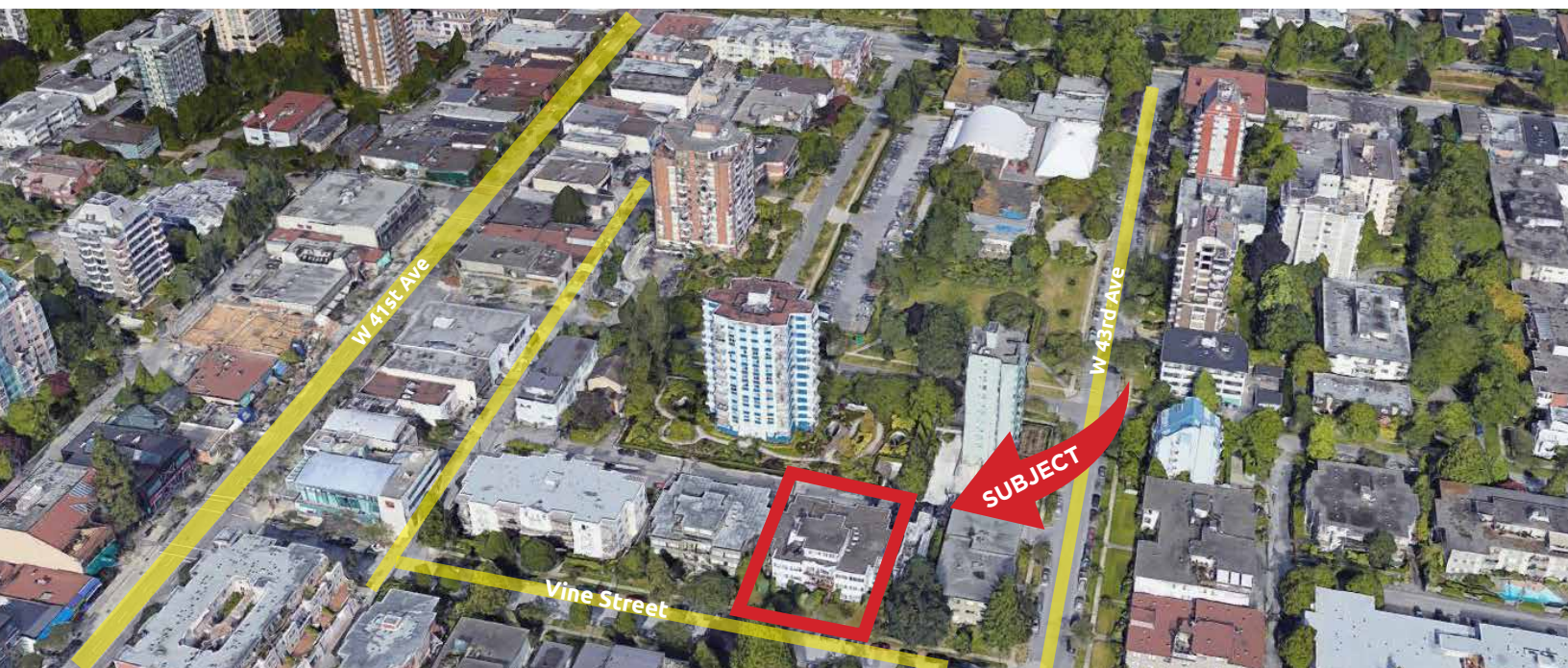
604.418.8246

✉ Yang.Yang@macdonaldcommercial.com

Macdonald

COMMERCIAL

CORFAC
International



Opportunity

This offering provides the opportunity to acquire a well-located investment property in Vancouver's Kerrisdale neighbourhood with excellent upside on the rental income.

Location

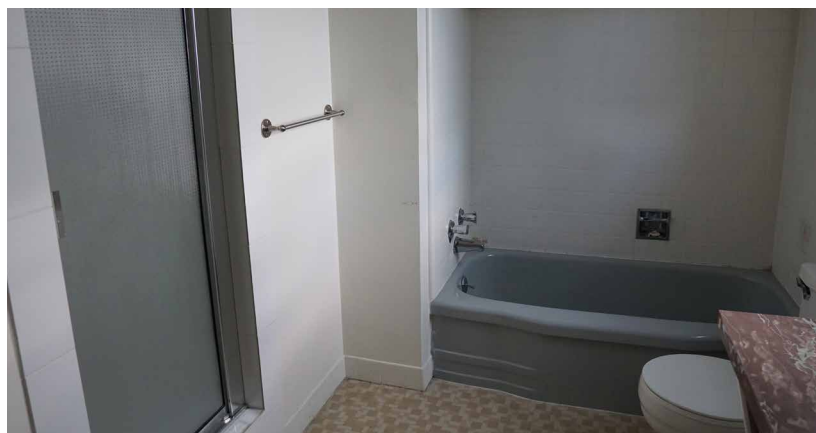
Located on the quiet Vine Street between West 41st and West 43rd Avenues in Vancouver's Kerrisdale neighbourhood. Featuring a Walkscore rating of 94, this location provides convenient access to nearby amenities including shops and restaurants along West 41st Avenue, Kerrisdale Community Centre and Point Grey Secondary school. The property is also a short distance from the Arbutus Greenway which is currently under construction and will transform the Arbutus Corridor into a pedestrian and cycling friendly area. The Arbutus Greenway also includes a proposed streetcar.

Building Description

The property is currently improved with a 22-unit three storey plus penthouse apartment building featuring 16 balconies and a private roof-top deck for the penthouse suite. Recent upgrades include a new roof in 2017 and new boiler in 2018. Tenants in the building have access to a shared laundry room with two washers, two dryers and individual storage lockers.

Property Information

Civic Address	5850 Vine Street, Vancouver, BC
Legal Description	Lots 26, 27 & 28 of Lot 10, Block 16, District Lot 526 Plan 2098
PIDs	002-836-793, 002-836-807, 002-836-785
Lot Size	Approx. 12,444 sqft with 99 feet of frontage on Vine Street and 125.7 feet of depth
Zoning	RM-3
Year Built	1959
Construction Type	Wood frame
Suite Breakdown	20 x 1-bedroom 2 x 2-bedrooms 22 total (one unauthorized)
Parking	10 surface parking stalls at the rear of the building
Property Taxes (2019)	\$24,882.59
Assessments (2019)	\$10,292,000
Projected NOI	\$215,150.00
Asking Price	\$11,900,000.00

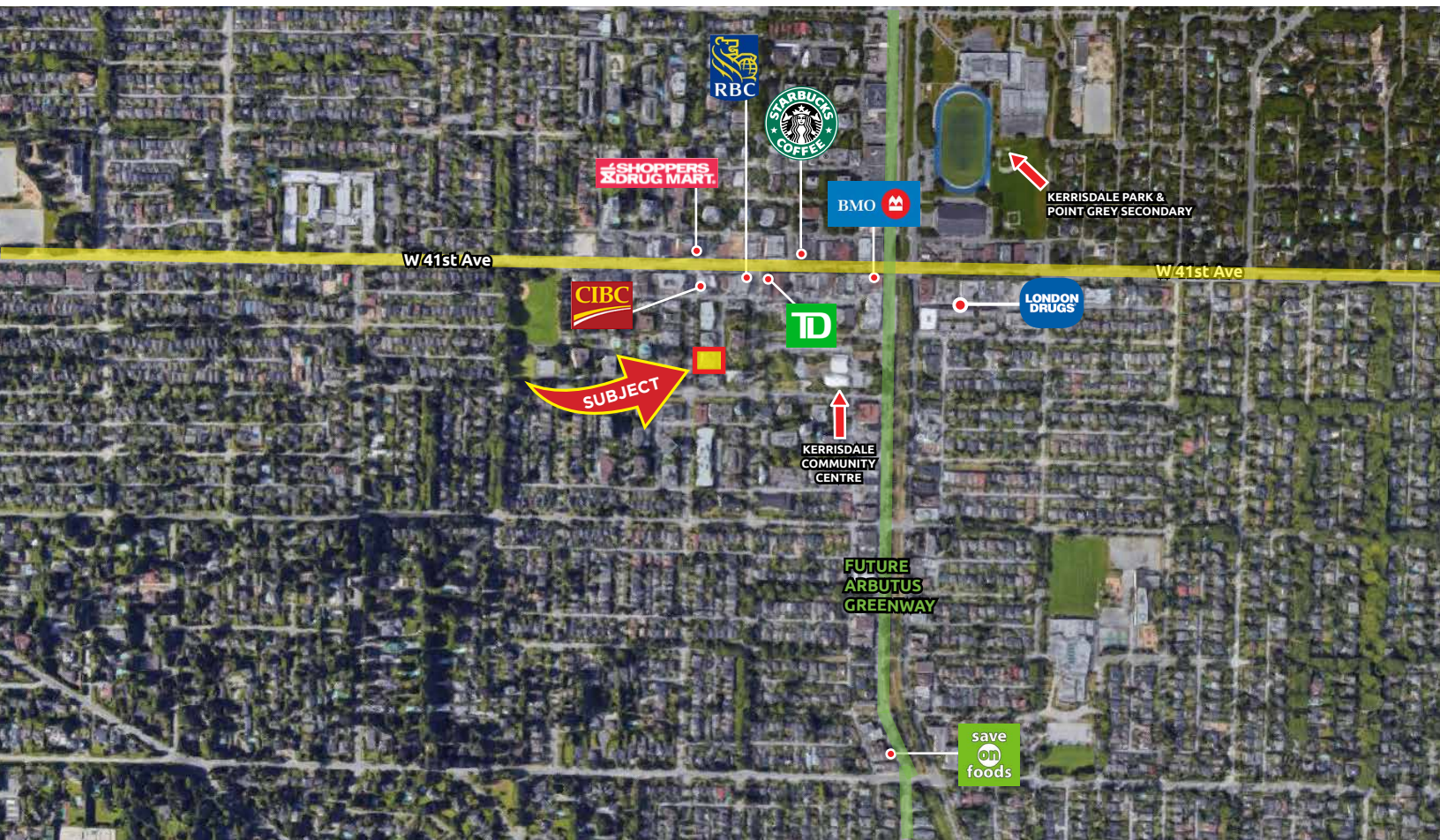


Due Diligence Package

Available upon receipt of a signed Confidentiality Agreement. Please contact Listing Agents.

[Click here for CA](#)

Nearby Amenities



Edward Chiu

604.714.4755

✉ Edward.Chiu@macdonaldcommercial.com

Yang Yang 杨阳

Personal Real Estate Corporation

604.418.8246

✉ Yang.Yang@macdonaldcommercial.com