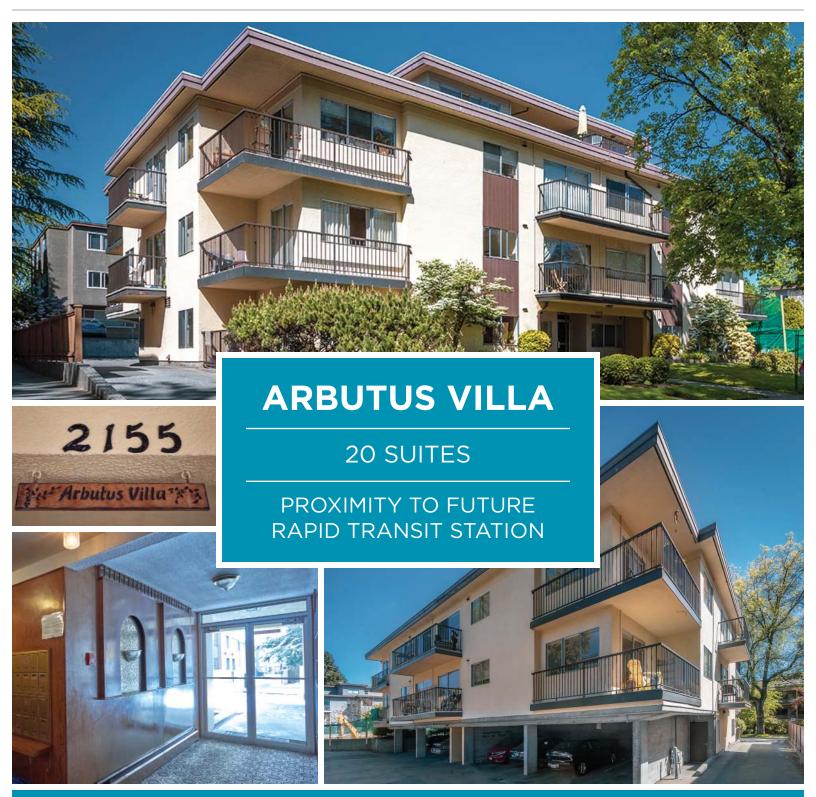
FOR SALE 2155 West 7th Avenue Vancouver, BC





KITSILANO MULTIFAMILY INVESTMENT PROPERTY STRATEGICALLY LOCATED WITHIN WALKING DISTANCE TO AN ABUNDANCE OF RETAIL, PROFESSIONAL SERVICES AND EMPLOYMENT

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Arbutus Villa

Kitsilano Multifamily Investment Property

THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to acquire Arbutus Villa located at 2155 West 7th Avenue (the "Property" and/or "Arbutus Villa") in the heart of west side Vancouver's trendy and vibrant Kitsilano neighbourhood.

The Property is improved with a 20-unit, walk-up, purpose-built rental apartment building that is prime for an investor to rehab and modernize in an effort to grow the rents to market potential. The building features a one-bedroom penthouse unit that could be ideal for an owner-occupier.

SALIENT DETAILS

CIVIC ADDRESS	2155 West 7th Avenue, Vancouver, BC V6K 1X9
PID	015-223-949; 015-223-957
ZONING	RM-4 Multiple Dwelling
LOT SIZE	12,000 sf (100' x 120')
YEAR BUILT	1965
CONSTRUCTION	Wood-frame, walk-up
UNIT MIX	Bachelor 5 One Bedroom 12 One Bedroom Penthouse 1 Two Bedroom 2
	Total 20
NET RENTABLE AREA	10,663 SF
2019 GROSS TAXES	\$24,105.88
PURCHASE PRICE	\$10,100,000

INVESTMENT HIGHLIGHTS

PROXIMITY TO FUTURE
SKYTRAIN STATION



Exceptional WALK SCORE 97/100



INCOME GROWTH
POTENTIAL







2155 West 7th Avenue

Vancouver, BC



THE LOCATION

Known for its flourishing wellness scene, specialty boutiques, scenic beaches, and housing diversity, Kitsilano has been revered as one of Vancouver's most beloved neighbourhoods.

- Centrally located to retail offerings, amenities and services along West 4th Avenue and West Broadway
- · Quick travel to downtown Vancouver, Granville Island Market, YVR and UBC
- 8 grocery stores and markets within a 5 min drive time
- Convenient access to public transportation on West Broadway and Arbutus Street
- Subject property is within walking distance to St. Augustine Elementary School, Delmont park and the Arbutus Greenway



WALK SCORE





THE BROADWAY PLAN

Arbutus Villa will benefit immensely from the Broadway Plan being developed by the City of Vancouver in preparation for the \$7.1 billion Skytrain Subway investment.

Of the seven new subway stations, two will have a special "Village District" designation - W. Broadway & Arbutus being one of them. Arbutus Villa is within the geographical boundary of the Village District and stands to gain from more focused municipal planning efforts with regards to rental housing, land use, employment, public spaces and improved streetscapes. Furthermore, the Property is just 270 meters away from the future W. Broadway & Arbutus Subway station. This will provide residents with a means to commute further, faster, and possibly forgo the cost of vehicle ownership.













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