



Colliers

Downtown Vancouver

*A rare offering of a multi-generational asset in
Canada's most sought-after property market.*

Kitsilano Beach

White Sands

West 2nd Avenue

FOR SALE

34-Unit Apartment Building Steps from Kitsilano Beach

2455 West 2nd Avenue, Vancouver

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The Opportunity

White Sands is situated within Kitsilano's coveted "North of 4th" neighbourhood and overlooks Kitsilano Beach, offering expansive views of the North Shore Mountains and Downtown Vancouver.

Originally constructed in 1961 and renovated over the years, this mid-century modern building features 34 well-maintained rental units across three floors, all accessed by a 1,500-lb elevator and multiple stairwells. Recent upgrades benefit operating efficiency and reduce future capital cost requirements. Substantial value upside exists upon rental turnover.

The Property occupies arguably one of the best points of land in Vancouver and affords excellent walkability to rapid transit as well as the shops and amenities along West 4th Avenue. Proudly owned by the same family since 1968, this marks its first time available for sale.

The Property represents a unique opportunity to acquire a well-located multifamily asset in one of Vancouver's most sought-after neighbourhoods.



Investment Highlights



Situated just blocks from the renowned Kitsilano Beach, this 34-unit multifamily asset offers a rare opportunity to acquire a stable, income-generating property in one of Vancouver's most desirable and supply-constrained rental markets.



Irreplaceable location in Kitsilano with easy access to the beach, vibrant retail corridors along West 4th Avenue and Broadway, and convenient transit connections to UBC and Downtown Vancouver.



The Property features a desirable unit mix of well-maintained studios, one-bedroom, and two-bedroom suites, appealing to a wide tenant demographic from students to professionals.



Recent upgrades to the lobby and interior, including a new high-efficiency Viessmann boiler.



15-minute drive to Downtown Vancouver and 10-minute drive to UBC.



Within 900 metres of the upcoming Arbutus SkyTrain Station (Fall 2027), part of the Broadway Subway extension, enhancing accessibility and long-term appreciation potential. Properties within walking distance to the station will benefit from strong value growth and tenant demand.

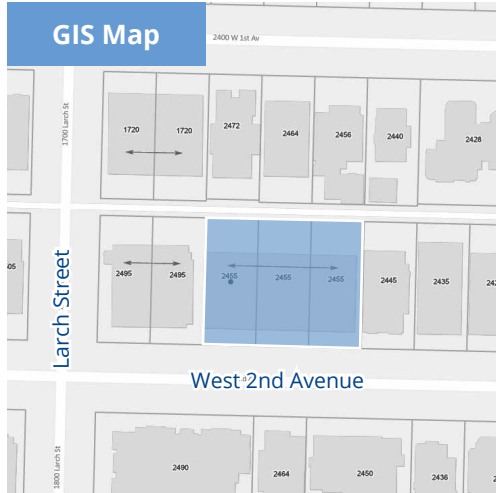


Opportunity for rental income growth through tenant turnover and repositioning of units at market rates.



A unique and rare offering in one of Vancouver's and Canada's most desirable locations. Recent capital improvements will benefit a future owner by reducing operating costs and making the building a desirable place for tenants to live and rent.



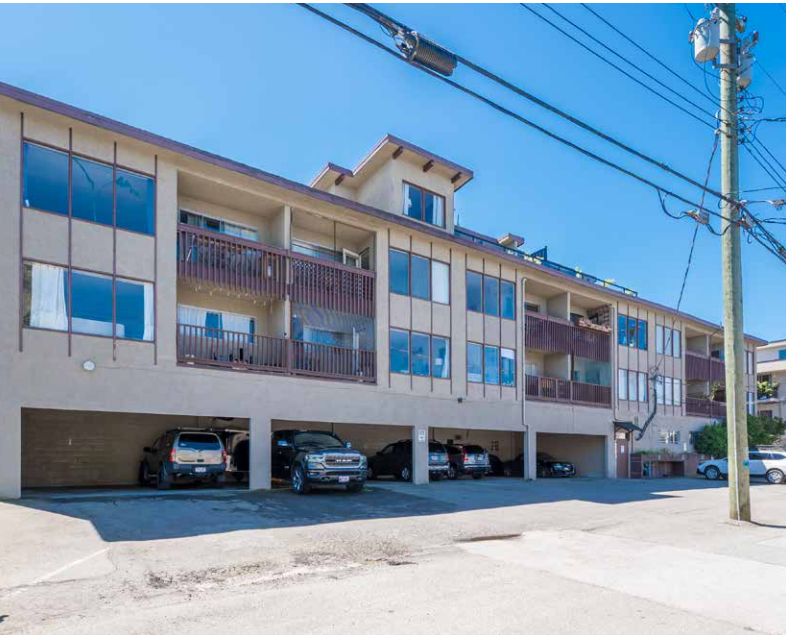


Property Overview

The Property is improved with a three-storey multifamily building comprising 34 units. It is professionally managed and maintained in excellent condition. Recent capital improvements include upgrades to the lobby and interior finishes, as well as a new Viessmann high-efficiency boiler. The rear of the building offers covered parking for 13 vehicles. Tenants pay for electricity, and the owner provides heat and hot water. A laundry room and tenant storage lockers are conveniently located on the main level.

Civic Address	2455 West 2nd Avenue, Vancouver								
Legal Address	LOTS 16, 17 & 18 BLOCK 211 DISTRICT LOT 526 PLAN 1058. PID:005-330-670, 005-330-700 & 005-330-734.								
Location	The Property is ideally situated on the north side of West 2nd Avenue, between Larch Street and Balsam Street, in Vancouver's highly sought-after Kitsilano neighbourhood. It is located within walking distance of Kitsilano Beach and the shops, cafes and amenities along West 4th Avenue.								
Year Built	1961 (as per BC Assessment)								
Unit Mix	<table><tr><td>Studio</td><td>5</td></tr><tr><td>1-Bedroom</td><td>24</td></tr><tr><td>2-Bedroom</td><td>5</td></tr><tr><td>Total</td><td>34</td></tr></table>	Studio	5	1-Bedroom	24	2-Bedroom	5	Total	34
Studio	5								
1-Bedroom	24								
2-Bedroom	5								
Total	34								
Average Rent	\$2.43 per SF/month								
Net Rentable Area*	~ 25,059 SF								
Site Area & Dimensions*	~ 18,000 SF (150 ft x 120 ft)								
Zoning	RM-4								

*All measurements are estimates and should not be relied upon without independent verification.



Location Overview

The Property is located in Kitsilano, one of Vancouver’s most sought-after residential neighbourhoods, known for its vibrant community, stunning natural surroundings, and high rental demand.

Proximity to Major Lifestyle And Recreational Amenities

Positioned on the north side of West 2nd Avenue, the property benefits from its proximity to major lifestyle and recreational amenities.

A Diverse Tenant Base

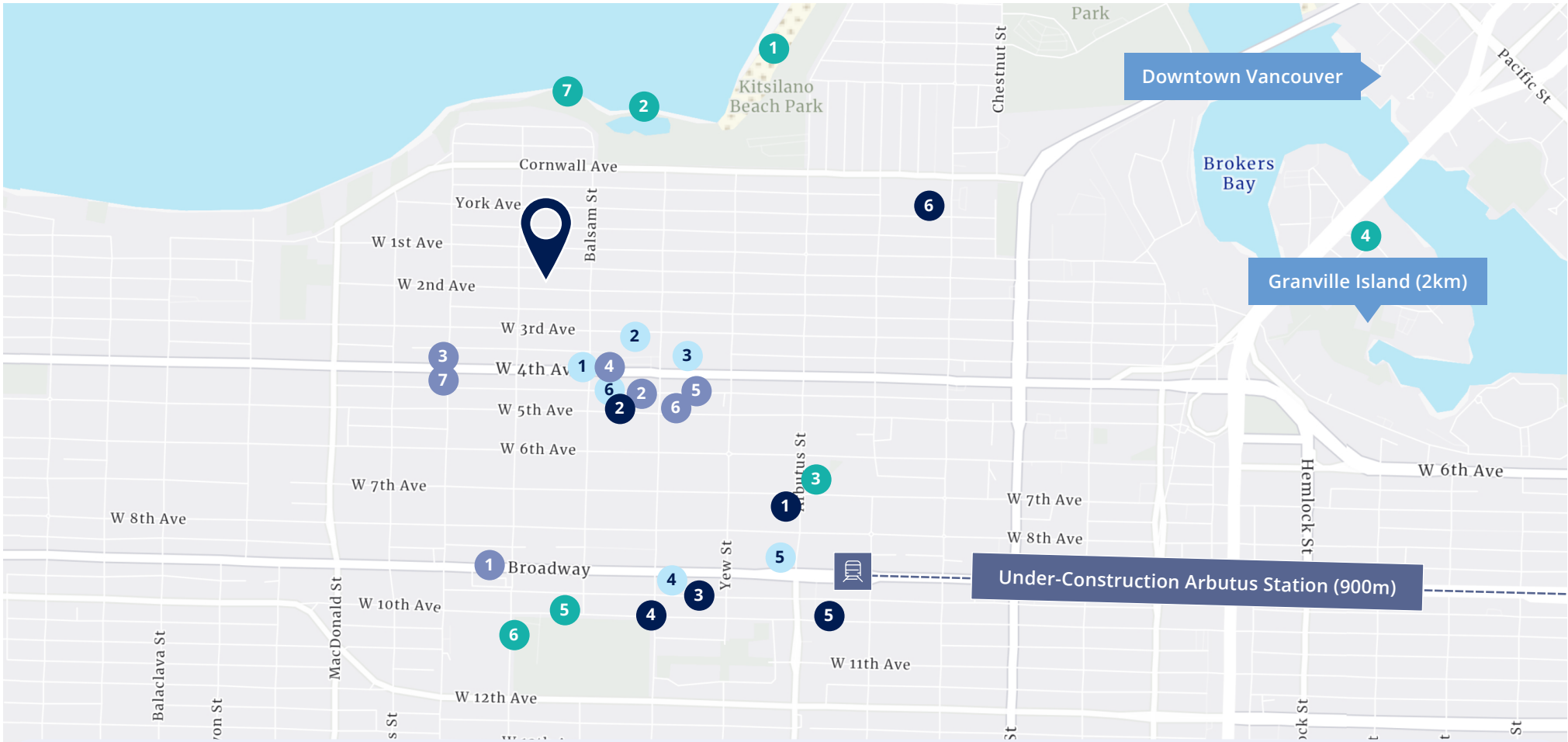
Kitsilano is renowned for its beautiful beaches, tree-lined streets, and lively parks, attracting a diverse mix of urban professionals, families, and students.

Strong Redevelopment Activity

The area continues to see strong redevelopment activity, with neighbouring properties transitioning to modern retail and residential uses.

Conveniently Located

A quick bus ride along West 4th provides easy access to UBC, Granville Island and Downtown Vancouver.



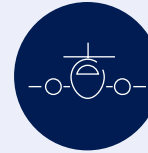
15 minutes drive
Downtown Vancouver



10 minutes drive
Granville Island



10 minutes walk
Kitsilano Beach



20 minutes drive
YVR Airport



Restaurants & Retail

1. White Spot
2. Raisu
3. Dark Table
4. McDonald's
5. Au Comptoir
6. Kokomo
7. Cafe Lokal



Services & Banks

1. RBC Royal Bank
2. Safeway
3. Whole Foods
4. London Drugs
5. Shell
6. BMO Bank of Montreal



Education

1. St. Augustine School
2. Palme School
3. St. John's School
4. Fraser Academy
5. Madrona School
6. Henry Hudson Elementary School



Parks & Recreation

1. Kitsilano Beach
2. Kitsilano Pool
3. Delamont Park
4. Granville Island
5. Connaught Park
6. Kitsilano Community Centre
7. Kitsilano Yacht Club



Neighbourhood Photos





OFFERING PROCESS

Please contact the listing brokers for more details on this offering.

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