



Colliers

985 Broughton Street, Vancouver

# For Sale | 15-Unit rental building in the prestigious West End

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# Property Overview

Dan Chatfield and Trevor Buchan are pleased to present the opportunity to acquire 985 Broughton Street, (the "Property"), a 15-unit rental building, prominently located in Vancouver's world-renowned West End neighbourhood.

## HIGHLIGHTS

- Rarely available West End apartment building
- Small format units will maximize per SF rental rates
- Significant opportunity to substantially increase cash flow upon tenant turnover and renovation
- Proximity to the famous 400-hectare green oasis of Stanley Park providing scenic views of water, mountains, sky, and majestic trees along the seawall



## SUMMARY SHEET

Civic Address	985 Broughton Street, Vancouver, BC
PID	005-096-316
Lot Size	2,882 SF
Current Improvements	Two and a half-storey, 15-unit rental building
Year Built	1908
Zoning	RM-5 - Multiple Dwelling
Suite Mix	9 x Bachelors with Shared Washrooms 3 x Bachelor 3 x One-Bedroom
Property Taxes	\$11,971
NOI	\$115,165
Asking Price	\$3,498,000





# Location Overview

The Property is located in Vancouver's premiere West End neighbourhood, characterized by its winning combination of traffic calmed, tree-lined residential nodes and bustling commercial corridors. Residents also enjoy immediate proximity to some of Vancouver's most iconic landmarks such as the world-famous English Bay Beaches and the 1,000 Acre Stanley Park.

A dynamic, densely populated area, the West End of Vancouver has quickly established itself as one of Vancouver's most prestigious multi-residential districts enjoying a consistent near-zero percent vacancy rate and appreciating rental rates.

The area's appeal is elevated further by the vibrant commercial corridors that comprise the West End neighbourhood. Robson Street is a world-class shopping destination, with numerous international high-end retailers, upscale boutiques, trendy clothing stores, and fine dining restaurants. The Property is steps from both Denman Street and Davie Street, convenient north/south and east/west arterials that feature supermarkets, restaurants, banks, drug stores and major transportation routes.

Historically high occupancy coupled with ever-increasing real estate values of the West End ensures that this property is an extremely secure investment with assured income growth and capital appreciation.



## SCORES



WALKER'S  
PARADISE



RIDER'S  
PARADISE



VERY  
BIKEABLE



# Improvements

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985 Broughton Street is improved with a two-and-one-half-storey, 15-unit rental complex, originally constructed in 1908. Nestled in the vibrant West End neighbourhood of Downtown Vancouver, the Property offers unparalleled access to world-renowned natural amenities and modern conveniences for residents.

The building is comprised of 9 bachelors which share three common washrooms, 3 self-contained bachelors, and 3 one-bedroom suites. Finished with hardwood flooring throughout the units with linoleum tiles in the private and shared bathrooms, each suite provides a unique look and feel, whether it be wainscoting on the ceiling and walls or exposed wood beams.

There is a dedicated laundry area in the basement of the building with one washer and dryer, owned by the building, providing additional income. Each tenant has access to a secured bike storage allowing for quick and easy access and limiting clutter inside the building.

Heating is provided by way of a forced-air Comfort Aire furnace installed in 2006, and a new 50-gallon hot water tank was installed in 2021, supplying ample hot water for the 15 tenants. The roof is comprised of a mix of asphalt shingles and a two-ply torch on membrane, both of which were replaced in 2021.











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