

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

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 bachlelors, 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 Cire 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.



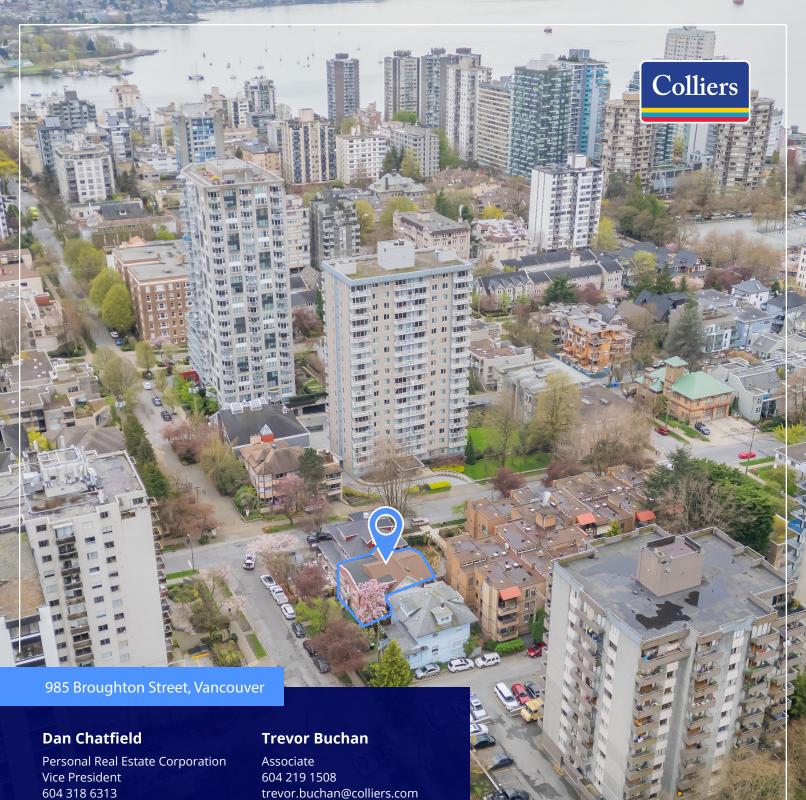












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