



12/22 Strata Lots 1070 Nelson Street | Vancouver, BC

## FOR SALE | Stratified Multifamily Opportunity

This is a rare opportunity to acquire 12 of 22 residential strata lots as part of an Estate sale. 11 of the 12 units have been extensively renovated with only one unit in its original condition. The units are currently being rented providing good income. Potential to acquire all 22 strata lots.

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# 1070 Nelson Street

Vancouver, BC

## Building Overview

This building consists of 22 strata lots, which are all 1 bedroom apartments which was originally constructed in 1980. It is wood-frame construction with stucco and wood siding. It has an open courtyard area when you enter the building and the hallways are open-air. Each units has insuite-laundry and come with a separate storage locker. There is an underground parkade and each unit comes with a parking stall.

Unit	SL	Size Sq.ft	Taxes	Strata Fees	Assessed Value (2026)
102	2	760	\$2,043.72	\$550.06	\$665,400
103	3	761	\$1,927.71	\$550.84	\$655,800
104	4	739	\$1,911.19	\$535.26	\$646,200
105	6	749	\$1,935.81	\$542.26	\$654,100
109	9	771	\$1,989.14	\$557.85	\$671,200
201	12	600	\$1,498.33	\$433.97	\$519,000
202	13	632	\$1,668.59	\$457.35	\$552,700
203	14	620	\$1,662.66	\$448.77	\$543,200
205	16	618	\$1,540.43	\$447.22	\$532,600
206	17	621	\$1,547.27	\$449.55	\$534,800
207	18	628	\$1,619.94	\$454.23	\$540,300
208	19	615	\$1,533.26	\$444.88	\$530,300
<b>Average Assessed Value Per Unit</b>					<b>\$587,133</b>
<b>Total Assessed Value (2026)</b>					<b>\$7,045,600</b>

## Property Details

### Lot Size

8,646 SF  
Approx 66' x 131'

### Zoning

RM-5B

### Land Use

Burrard Corridor in West End  
Community Plan – Allows heights up to 550 feet

### Property Taxes (2025 combined)

\$28,878.05

### Strata Fees (2025 combined):

\$65,233.08

### Stabilized Net Income (2026)

\$280,186

### Cap Rate

4%

### Price

\$6,960,000  
(\$580,000 per unit)

# Location



## Curve (Developer: Brivia Group) Rezoning Approved

- 1075 Nelson St.
- Approved development: 60 storeys, 357 strata units, 176 market rental units
- Site size: 17,308 SF (133 x 100)
- FSR achieved: 24.7 or 427,801 SF

## Butterfly (Developer: Westbank Corp.) Completed

- 1019/1033 Nelson St.
- 57 storeys, 331 luxury units, 61 non-market rental, heritage church revitalization
- Total Density: 585,098 SF

## The Heart of Vancouver's West End

Located at the southeast corner of Thurlow and Nelson Streets, the Property is positioned in the heart of Vancouver's West End—one of the city's most established and supply-constrained rental neighbourhoods. The location offers immediate access to downtown employment, transit, and the amenity-rich corridors of Davie, Robson, and Denman Streets, while remaining within walking distance of Stanley Park, English Bay, and the Seawall. Characterized by a dense residential population, historically low vacancy rates, and limited new rental supply, the West End continues to demonstrate strong and durable tenant demand, supporting long-term multifamily investment performance.

## Features

- ▶ All one bedroom suites
- ▶ Units ranging 600-785 SF
- ▶ Suites lofted with master bedroom on mezzanine level
- ▶ All but one suite renovated
- ▶ In-suite laundry
- ▶ Underground parkade
- ▶ Secure storage lockers
- ▶ Secure bike storage room



Located directly across from **Nelson Park**

**SUBJECT PROPERTY**

Great long term land value / future development potential

Please contact agent for income and other pertinent details.

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