

FOR SALE



GEC Pearson

7655 & 7657 CAMBIE STREET, VANCOUVER, BC

Rare opportunity to acquire a transit-oriented 129-unit purpose-built rental apartment building with flexible investment strategies

Carey Buntain*, Principal
604 647 1352
carey.buntain@avisonyoung.com
**Carey Buntain Personal Real Estate Corporation*

Jason Mah*, Principal
604 647 5096
jason.mah@avisonyoung.com
**Jason W. Mah Personal Real Estate Corporation*

Chris Wieser, Principal
604 647 5089
chris.wieser@avisonyoung.com

Bijan Lalji, Associate
604 757 1115
bijan.lalji@avisonyoung.com

**AVISON
YOUNG**

GEC Pearson

-  Currently operating as a mix of student housing and furnished market rental apartment uses (65% student housing & 35% market rental uses)
-  Ability to efficiently convert the student housing units to market rental units
-  Flexible deal structure opportunities
-  Bare trust opportunity (potential for property transfer tax savings)
-  Treat as clear title



Property investment highlights

-  LEED Gold
-  Purpose-built rental apartment building constructed circa 2018
-  Fully furnished suites
-  Excellent building amenities including on-site management and 24-hour building security, fitness centre, underground parking, and bicycle storage
-  Fully equipped kitchens with kitchenware and stainless steel appliances (stove/oven, dishwasher, and refrigerator)
-  Soaking bathtubs with standing shower
-  Full in-suite laundry
-  Study desks and chairs
-  Individual heating systems
-  Additional storage space



Property overview

Property address

7655 & 7657 Cambie Street, Vancouver, BC

PID

029-533-651

Lot size

31,200 sf

Year built

2018

Buildings

2

Storeys

6

Gross building area

96,605 sf

Net rentable area

74,076 sf

Number of beds

320

Number of units

129

Secured underground parking

69 stalls

Storage

32 lockers

Stabilized net operating income

\$2,838,244

Pricing Guidance

Please contact agents for details

Convenient location

-  Situated a short 10-minute walk from the Marine Drive Station (Canada Line), providing easy access to Downtown Vancouver, Richmond, and YVR
-  The neighbourhood includes public parks, shopping and amenities, and access to public transit

Suite mix

Suite Mix	# of units	Average Size (sf)	MARKET RENTAL POTENTIAL		STUDENT HOUSING POTENTIAL
			Average Market Rent (Unfurnished)	Average Market Rent (Furnished)	Average Student Housing Rent
Bachelor	59	488	\$2,081	\$2,272	\$2,580
Jr. 1 Bedroom	11	462	\$2,105	\$2,377	\$2,582
1 Bedroom	18	543	\$2,217	\$2,511	\$2,811
Jr. 2 Bedroom	2	609	\$2,500	\$2,800	\$3,800
2 Bedroom	39	713	\$2,840	\$3,215	\$4,369
Total	129	563	\$2,338	\$2,608	\$3,172



MARKET RENTAL POTENTIAL



STUDENT HOUSING POTENTIAL

Floor plan

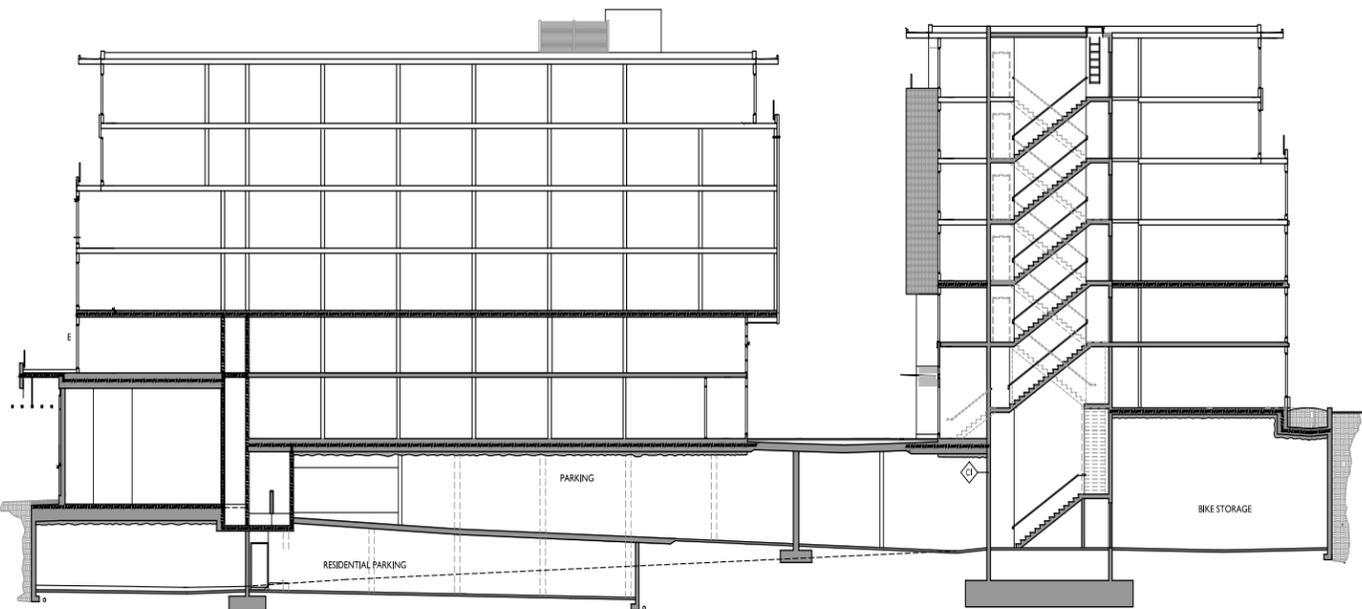
VIRTUAL BUILDING WALKTHROUGH

3RD FLOOR (all floor plans available on request)



Building plan

CROSS SECTION



Transit times

Langara College	9 minutes
YVR Airport	19 minutes
Downtown Vancouver Campuses	24 minutes
Kwantlen Polytechnic University	25 minutes
BCIT (Richmond)	25 minutes
University of British Columbia	50 minutes

Nearby everyday amenities

- Marine Drive Station
- Langara-49th Avenue Station
- TD Bank
- BMO Bank
- RBC Bank
- Cinema
- Starbucks
- Shoppers Drug Mart
- T&T Supermarket



RICHMOND

SOUTH VANCOUVER

MARINE DRIVE STATION

VANCOUVER INTERNATIONAL AIRPORT

Subject Property

10-minute walk

GAMBIE STREET

WINONA PARK

LANGARA-49TH AVENUE STATION ↑

LANGARA GOLF COURSE

MANITOBA STREET

COLUMBIA STREET



Offering process

Avison Young will be dealing with offers from bona-fide purchasers as they come in. A complete Confidential Information Memorandum and access to an online data room is available upon execution of a Confidentiality Agreement. Please contact listing agents for details.



[Download Confidentiality Agreement](#)

Contact for more information

Carey Buntain*, Principal
604 647 1352
carey.buntain@avisonyoung.com
**Carey Buntain Personal Real Estate Corporation*

Jason Mah*, Principal
604 647 5096
jason.mah@avisonyoung.com
**Jason W. Mah Personal Real Estate Corporation*

Chris Wieser, Principal
604 647 5089
chris.wieser@avisonyoung.com

Bijan Lalji, Associate
604 757 1115
bijan.lalji@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**



© 2023 Avison Young. All rights reserved. E. & O.E.:
The information contained herein was obtained from
sources that we deem reliable and, while thought to be
correct, is not guaranteed by Avison Young Commercial
Real Estate Services, LP ("Avison Young").