

Balfour Block
Comprehensive Development Site

FOR SALE

Exceptional 17-Unit Apartment Building in Vancouver's South Cambie Neighbourhood

3416 Oak Street, Vancouver

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Property *Highlights*



Excellent unit mix featuring 16 oversized one-bedroom units and one studio suite.



Located on an 8,912-SF rectangular corner site at Oak Street and West 18th Avenue.



Ideally positioned near major employment hubs, healthcare facilities, and vibrant retail corridors.



Located immediately adjacent to one of Vancouver's oldest faith-based organizations (117 years old).



Located within approximately 900 metres of the future Oak-VGH SkyTrain Station (Broadway Subway Extension), providing enhanced connectivity and long-term value upside.



Current occupancy is 100%, providing immediate and stable income. Market rents in the area indicate potential for future income growth.



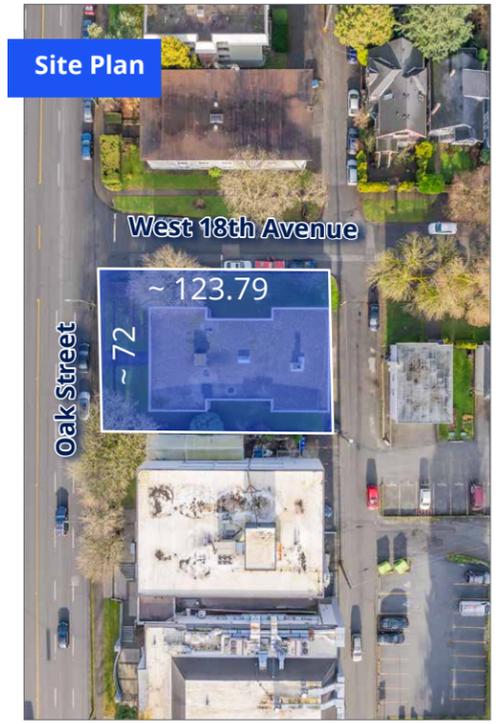
At the gateway to the Balfour Block redevelopment site, rezoned in December 2024.

Property Overview

The property is improved with a 3-storey, wood-frame Art Deco rental apartment building constructed in 1945. It comprises 16 one-bedroom units and one studio (unauthorized). The building is fully tenanted, providing consistent cash flow, with tenant-paid electric baseboard heating and shared laundry for additional income. There is no on-site parking, but ample street parking is available nearby.

Civic Address	3416 Oak Street, Vancouver
PID	009-160-264, 009-160-353, 009-160-396
Location	The Property is located on the southeast corner of Oak Street and West 18th Avenue in the South Cambie neighbourhood of Vancouver.
Year Built	1945 (as per BC Assessment)
Storeys	3
No. of Units	17 (16 one-bedroom suites and one studio-unauthorized)
Site Area & Dimensions*	~ 8,912.88 SF (72 ft x 123.79 ft)
Existing Zoning	RM-3A Residential
Neighbourhood Community Plan (NCP)	South Cambie / Douglas Park
Gross Taxes (2025)	\$19,909.60
Offered at	\$7,500,000

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



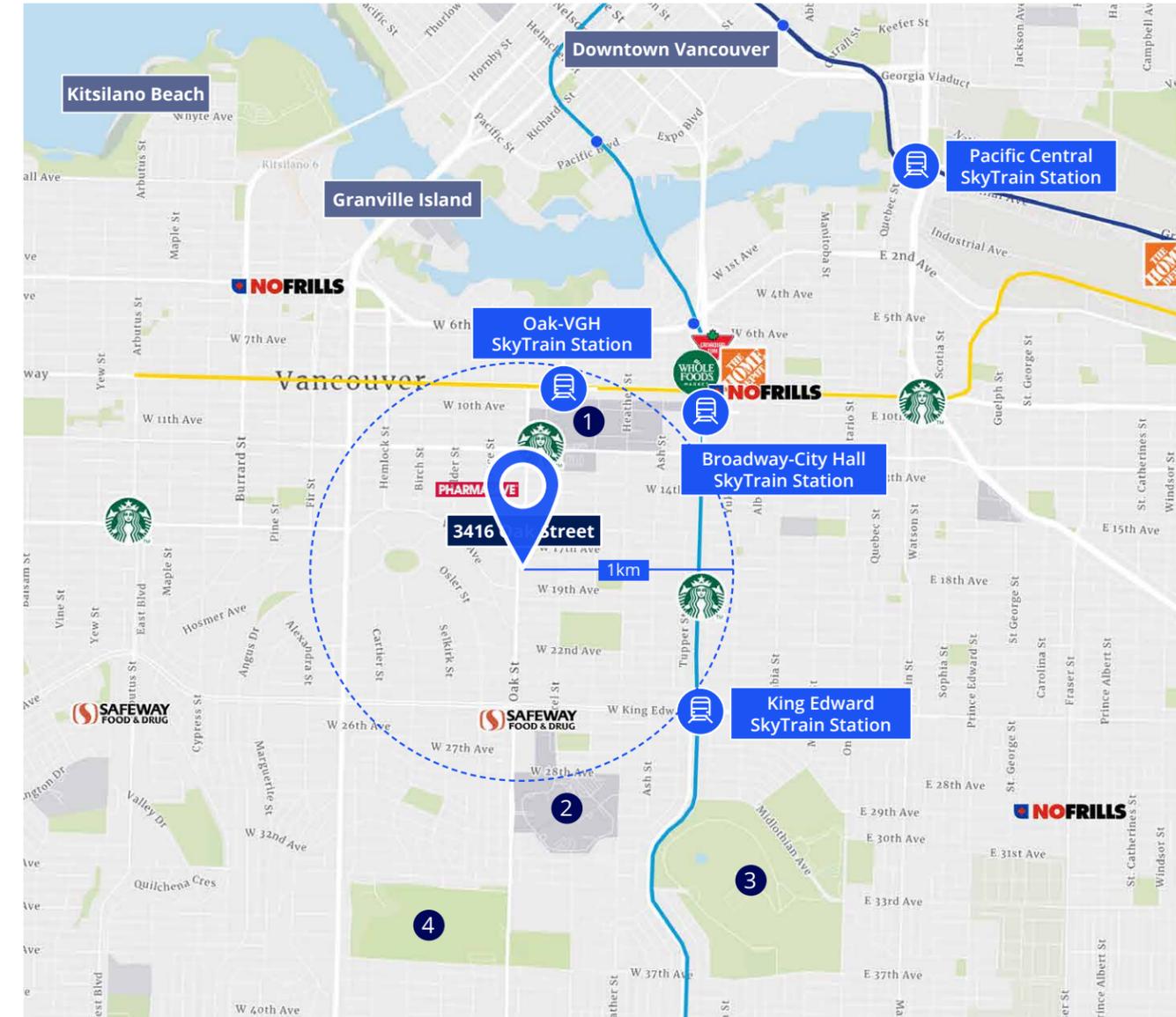
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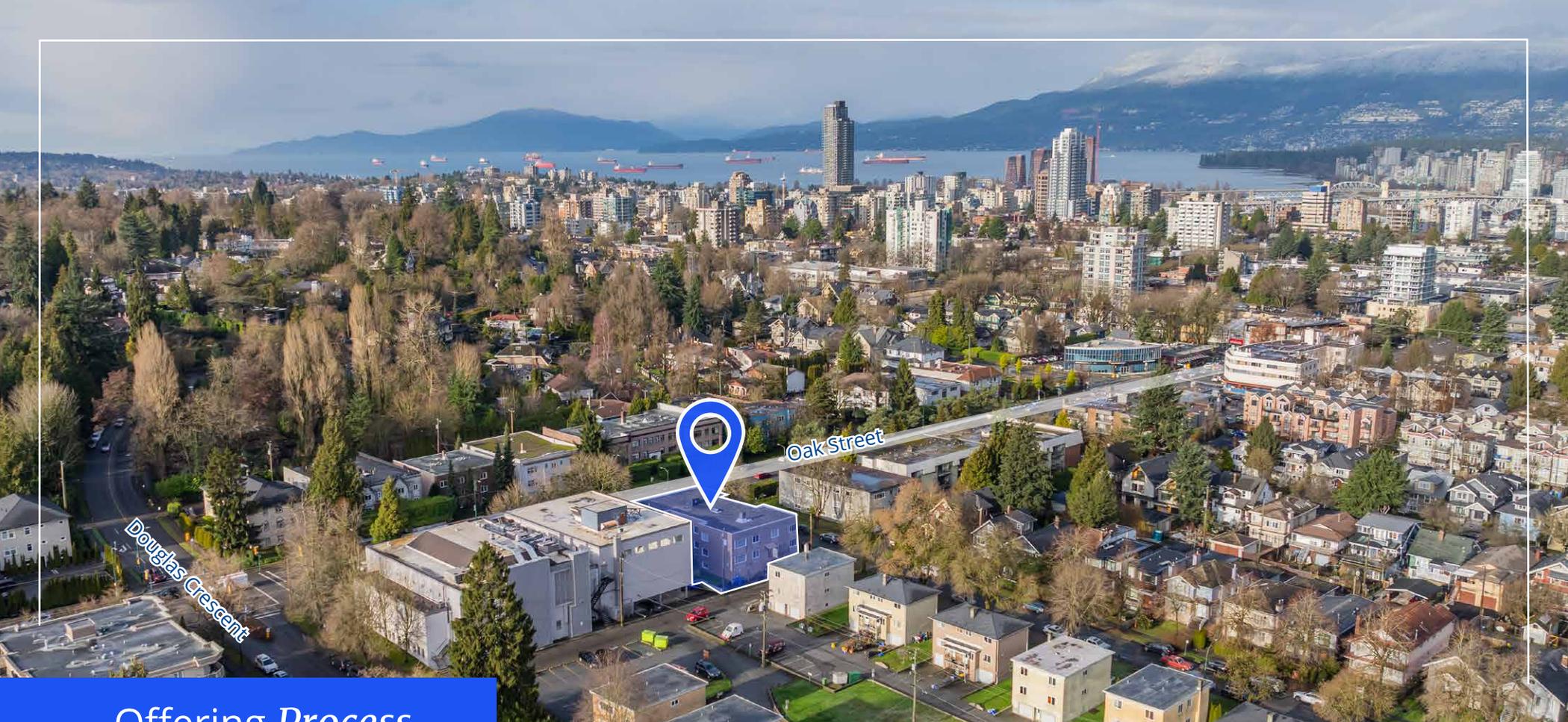
The Property is located in Vancouver's South Cambie neighbourhood, a highly desirable residential area known for its central location and strong community feel.

- The area offers excellent transit connectivity, with three nearby SkyTrain stations and the southbound Oak Street bus stop at Douglas Crescent located approximately 120 metres from the Property.
- Major healthcare institutions are located nearby, including BC Children's Hospital, BC Women's Hospital and Vancouver General Hospital.
- The Property is surrounded by well-known recreational amenities, including Douglas Park, Queen Elizabeth Park and VanDusen Botanical Garden.
- Nearby educational institutions include Edith Cavell Elementary, L'Ecole Bilingue and Emily Carr Elementary School, among others.



Amenities Map





Offering Process

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

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