

**AVISON  
YOUNG**

**FOR SALE**

# 95 East 14th Avenue

## Vancouver, BC

Opportunity to acquire a renovated 26-unit rental apartment building on a 15,576-sf corner lot, near the future Mount Pleasant SkyTrain Station, providing strong holding income and future high-rise development potential



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## Property details

### PROPERTY ADDRESS

95 East 14th Avenue, Vancouver, BC

### PIDS

010-748-857 & 010-748-873

### LEGAL DESCRIPTION

Lots A & B of Lots 9 to 12 Block 47 District Lot 302  
Plan 6957

### LOT SIZE

15,576 sf

### SITE DIMENSIONS

132 ft x 118 ft

### ZONING

RM-4

### BROADWAY PLAN DESIGNATION

Mount Pleasant South Apartment Areas - Area B  
(mid to high rise development)

### MAXIMUM POTENTIAL DENSITY

6.50 FSR (101,296 sf GBA)

### STOREYS

3

### RENTAL UNITS

26

### TOTAL NET RENTABLE AREA

17,111 sf

### AVERAGE UNIT SIZE

658 sf

### PARKING

21 stalls

### LAUNDRY

In-suite and coin-operated

### FINANCING

Treat as clear title

### SALE STRUCTURE

Held in a bare trust (potential for PTT savings)

### STABILIZED NET OPERATING INCOME

\$491,728 per annum

### PRICING GUIDANCE

Contact listing agents



## Opportunity

Avion Young is pleased to offer for sale 95 East 14th Avenue, Vancouver, BC (the "Property"). The Property is improved with a three-storey wood-frame rental apartment building containing 26 units. The Property is strategically located within the Broadway Plan area, near Mount Saint Joseph Hospital. It is in proximity to the future Mount Pleasant SkyTrain Station, part of the multi-billion dollar Millennium Line Broadway Extension project, which will expand the city's transit network from VCC-Clark Station to Arbutus Station.

This offering presents an investor with a prime opportunity to acquire a 26-unit renovated apartment building, offering strong cash flow and long-term redevelopment potential.

## Investment highlights

- Situated within the Broadway Plan providing immediate or medium term potential for an investor to capitalize on development value
- Walking distance to the future Mount Pleasant SkyTrain Station (Millennium Line Broadway Extension)
- The apartment building has been well maintained with 11 fully renovated suites and 4 partially renovated suites
- Additional income is collected for parking, laundry, and storage
- Held in a bare trust (potential for property transfer tax savings)
- The City of Vancouver has recently amended the View Cone Policy that previously impacted the Property's ability to achieve 20 storeys of height

## Capital upgrades

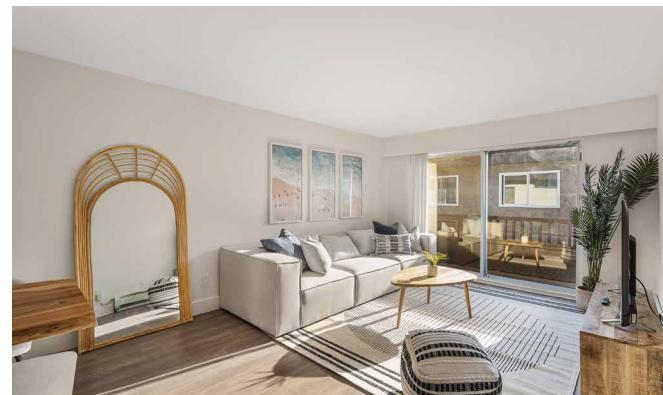
- 11 fully renovated suites (new paint, next light fixtures, modern cabinetry, new vinyl plank flooring, updated countertops, new appliances including dishwashers, some renovated suites contain insuite laundry)
- 4 partially renovated suites (new paint and updated fixtures)



## Rental unit summary

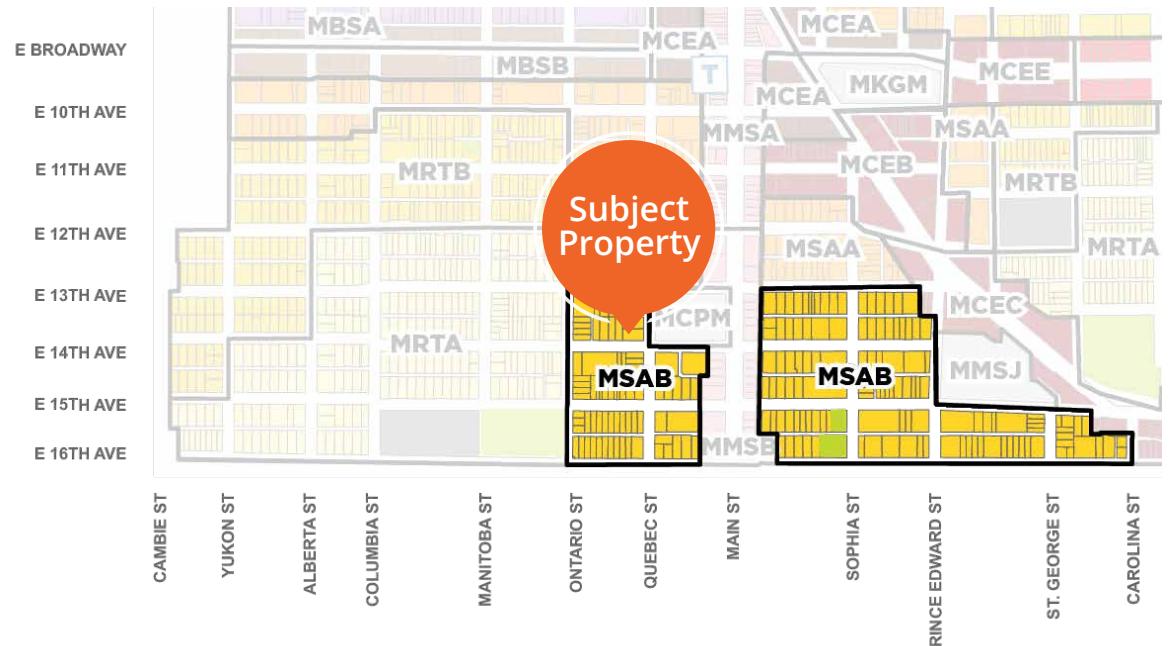
Unit Type	Unit Count	Average Size (SF)	Average Rent
Jr 1 Bed	1	556	\$2,800
1 Bed	24	660	\$1,951
3 Bed	1	713	\$3,400
<b>Total</b>	<b>26</b>	<b>658</b>	<b>\$2,040</b>

As of January 2025



## Development potential

Redevelopment options may be possible in accordance with the urban planning direction in the Broadway Plan – adopted by City Council in 2022.



Policy Area	Mount Pleasant South Apartment Areas - Area B			
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing on sites with existing purpose-built rental or social housing	Strata ownership housing on sites without existing purpose-built rental or social housing	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	<ul style="list-style-type: none"> <li>A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</li> <li>For existing social housing sites, 100% of the residential floor area must be social housing.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul> <ul style="list-style-type: none"> <li>For existing social housing sites, 100% of the residential floor area must be social housing.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>			

## Letter of enquiry

The current owner has submitted a letter of enquiry to the City of Vancouver for the potential redevelopment of the Property.



\*Based on previous view cone which has since been relaxed

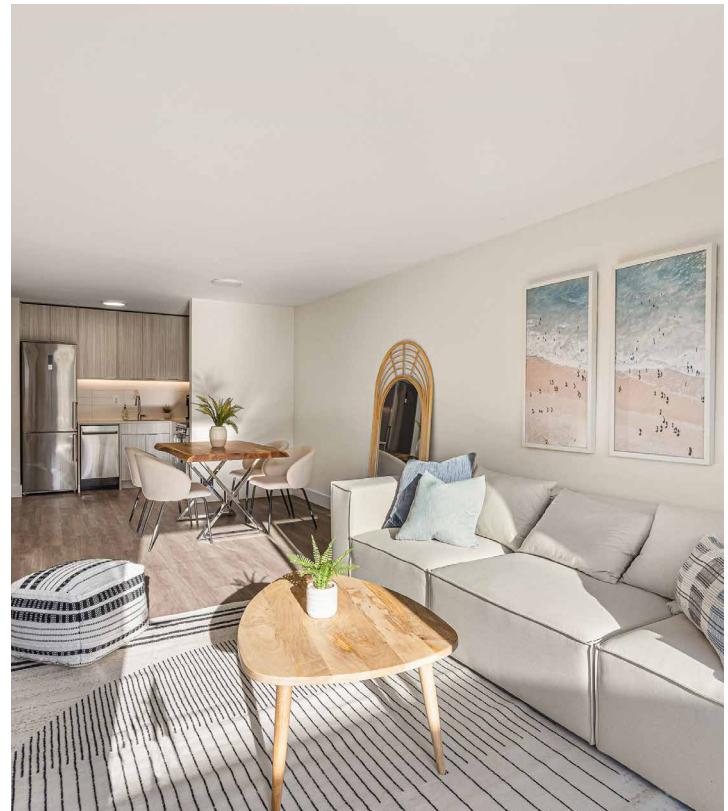


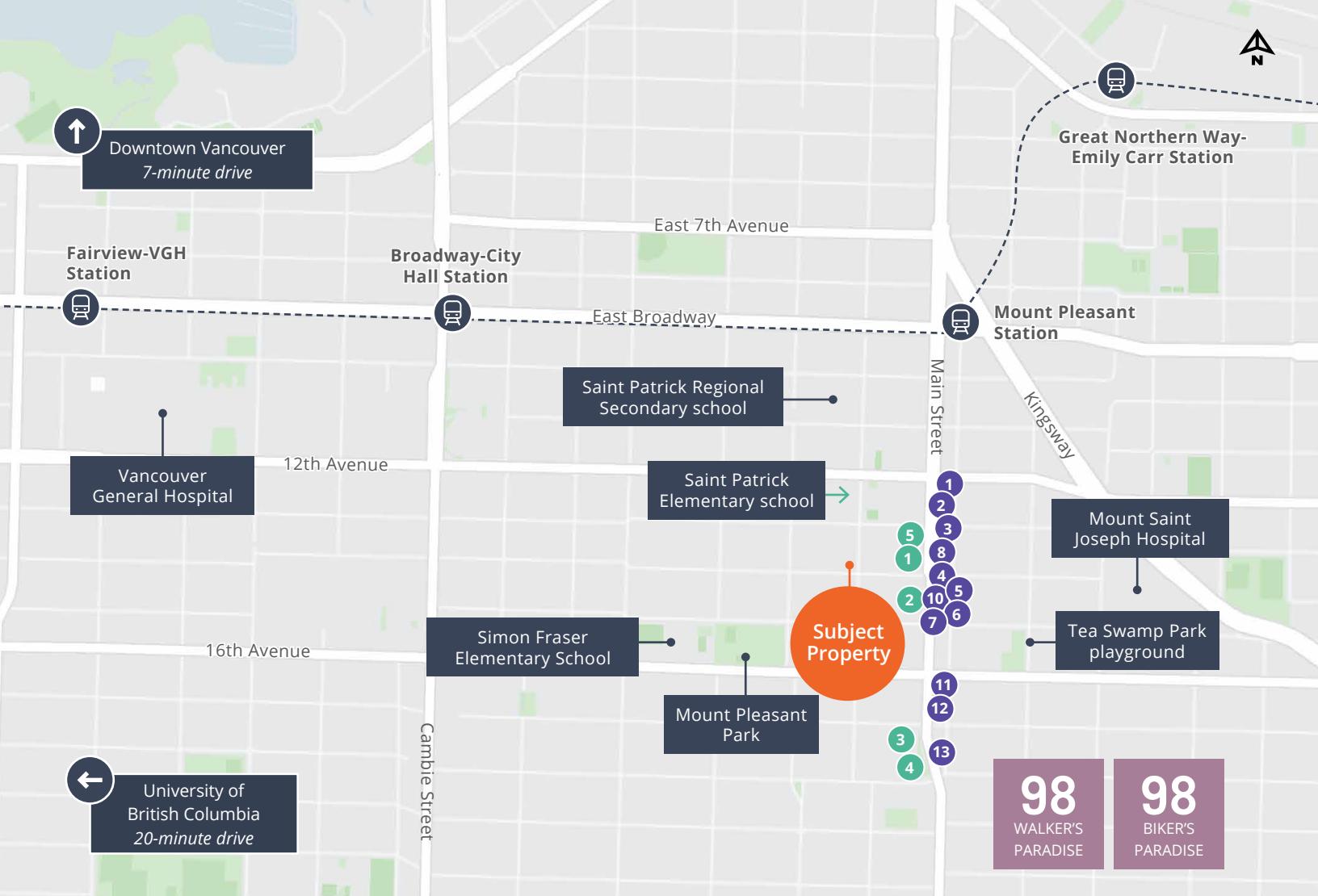
Rendering of the proposed rental tower under the LOF submission



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**95 East 14th Avenue**  
Vancouver, BC





#### RESTAURANTS & CAFÉS

- 1. 49th Parallel Café & Lucky's Doughnuts
- 2. Good Co.
- 3. HYDE on Main
- 4. JJ Bean Coffee Roasters
- 5. Sushi Mura
- 6. The Watson
- 7. Burgoo
- 8. Forecast Coffee
- 9. Kaori Izakaya
- 10. The Basic
- 11. Browns Crafthouse Main Street
- 12. El Camino's
- 13. Sushi Hil

#### SHOPPING & AMENITIES

- 1. Save-On-Foods
- 2. Brewery Creek Cold Beer & Wine
- 3. Shoppers Drug Mart
- 4. TD Canada Trust
- 5. Turnabout Luxury Resale

#### Contact for more information

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