

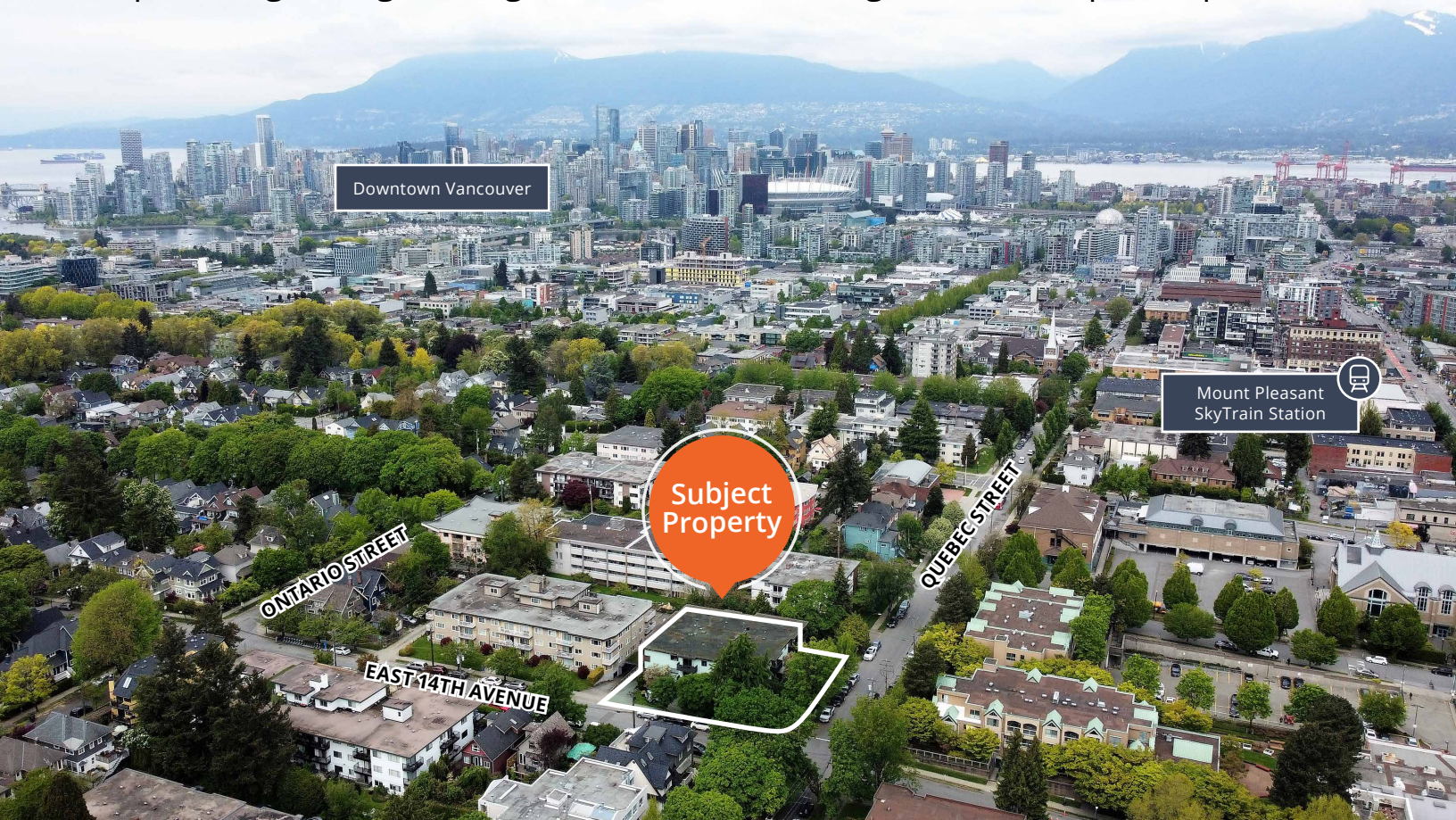
# AVISON YOUNG

## 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

Avison 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
Total	26	658	\$2,040

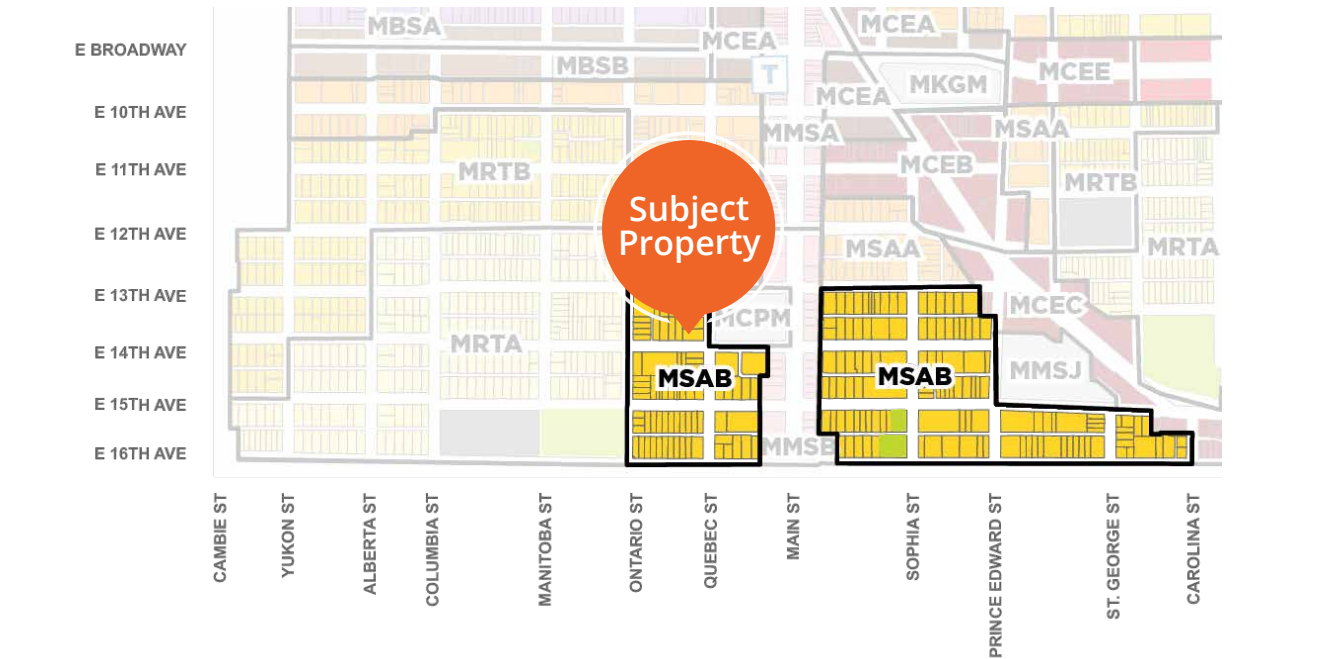
As of January 2025





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				MSAB
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	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>- Applies where a tower cannot be achieved due to lot conditions or policy 10.23.2.</li><li>- Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).</li></ul>	<ul style="list-style-type: none"><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>- Applies where a tower cannot be achieved due to lot conditions or policy 10.23.2.</li><li>- Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)</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.

↑↓

18

STOREYS\*

🛏

156

SECURED RENTAL UNITS  
(20% below market)

🏠

6.77

FSR

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

A 3D architectural rendering of a proposed high-rise rental tower. The building is a modern, multi-story structure with a grid-like facade of windows. It is surrounded by trees and a clear sky.

Rendering of the proposed rental tower under the LOE submission

An aerial photograph showing a north view of the subject property. The property is highlighted with an orange callout bubble. Surrounding streets are labeled: Ontario Street, Quebec Street, and East 14th Avenue. In the background, the Mount Pleasant SkyTrain Station is marked with a train icon. The city skyline and water are visible in the distance.

An aerial photograph showing a southwest view from 200 feet over the site. The subject property is highlighted with an orange callout bubble. Surrounding features include Mount Pleasant Park and Simon Fraser Elementary School, both marked with callouts. The surrounding area is a mix of residential housing and greenery.

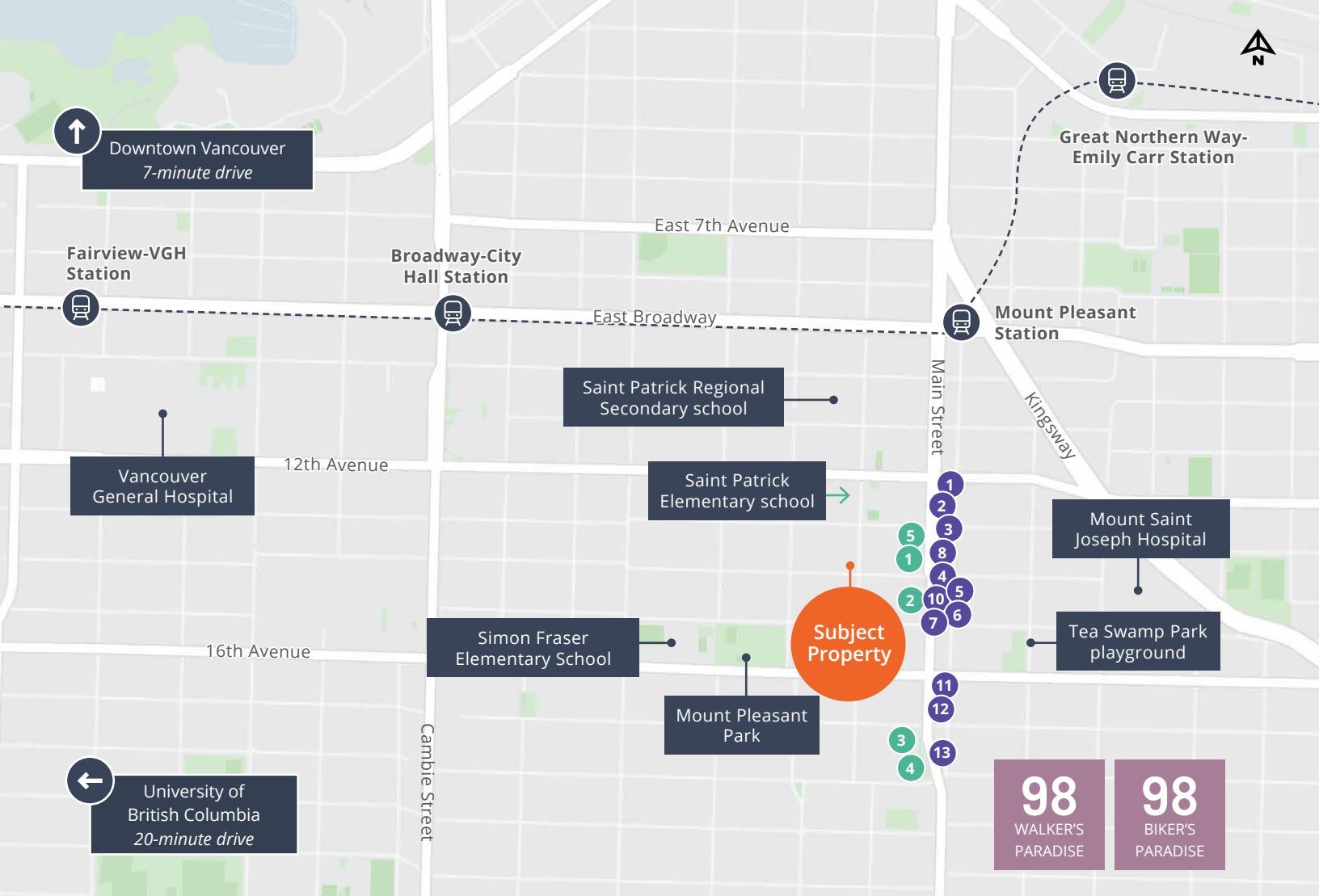


FOR SALE

95 East 14th Avenue  
Vancouver, BC







### RESTAURANTS & CAFÉS

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

### 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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MANAGED  
COMPANIES**  
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