

# ALMA BEACH SUITES

## 7 Suites, 1 Property in Kits

One property, one business, seven suites and a yearly income in excess of \$300,000 in the heart of Vancouver's popular Kitsilano neighbourhood. A turnkey investment, a fully operational business and an excellent piece of real estate.

Presented by  
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THE PROPERTY, THE BUSINESS

# Alma Beach Suites



This beautiful, modernized 4 level 4,661 square foot character home sits on a 6,129 square foot lot, built in 1912 and modernized multiple times over the years.

Alma Beach Suites has been operating as a premium furnished rental collection for decades. The suites include two studios, two one-bedrooms, two two-bedrooms and a large three-bedroom each fully contained with private entrances.

The suites are currently rented for a minimum period of one month and bring in a yearly income in excess of \$300,000, with room for improvement.

The business has earned a certificate of excellence from reputed travel website 'TripAdvisor' where it is marketed along with profiles on Expedia, Booking.com, and VRBO. Excellent reviews and a reputation of superior service will follow the business and property when it transfers to new ownership.

Alma Beach Suites regularly services the film industry, corporate and retail executives, travelling doctors and nurses, academics on sabbatical, individuals and families relocating and needing a launch-pad, among others. A long list of repeat tenants and great relationships have grown over the years, along with Alma Beach Suites' excellent reputation.

Most current tenants intend to stay into 2026, with only one move-out in Spring of 2025.

2814 3RD AVE, VANCOUVER, BC

The Numbers

\$315,475

Gross Rent

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\$233,644

Net Operating Income

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\$81,831

Expenses

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CASHFLOW POSITIVE

# A Growing Investment Property & Business

ASSESSED VALUE	\$2,448,900 (2024)
NET \$/SQFT/YEAR ACHIEVED	\$54.60 (2023)
PID	006-141-358
PROPERTY TAXES	\$7,612.70
SITE DIMENSIONS	33' x 120"
LOT SIZE: (AUTOPROP)	6,128.58 SQFT
IMPROVED INTERIOR AREA	4301.7 SQFT
CMHC KITS/POINT GREY RENTAL VACANCY RATE	1.0% (Oct 2024)
YEAR BUILT	1912

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THE VALUE STACK

# A Turnkey Investment



## Land and Location

- 4000 sq ft home, 4 levels and 7 suites
- 2000 sq ft lot
- Kitsilano is one Vancouver's most desirable neighbourhoods

## A Turnkey Business

- Proven business model
- 20+ years of reputation in hospitality
- Cashflow positive
- Established Marketing and Vendors
- Reputation and reviews, grassroots goodwill
- Repeat clients and support staff
- Website and third-party booking systems
- Potential for improvements

## Transition Training

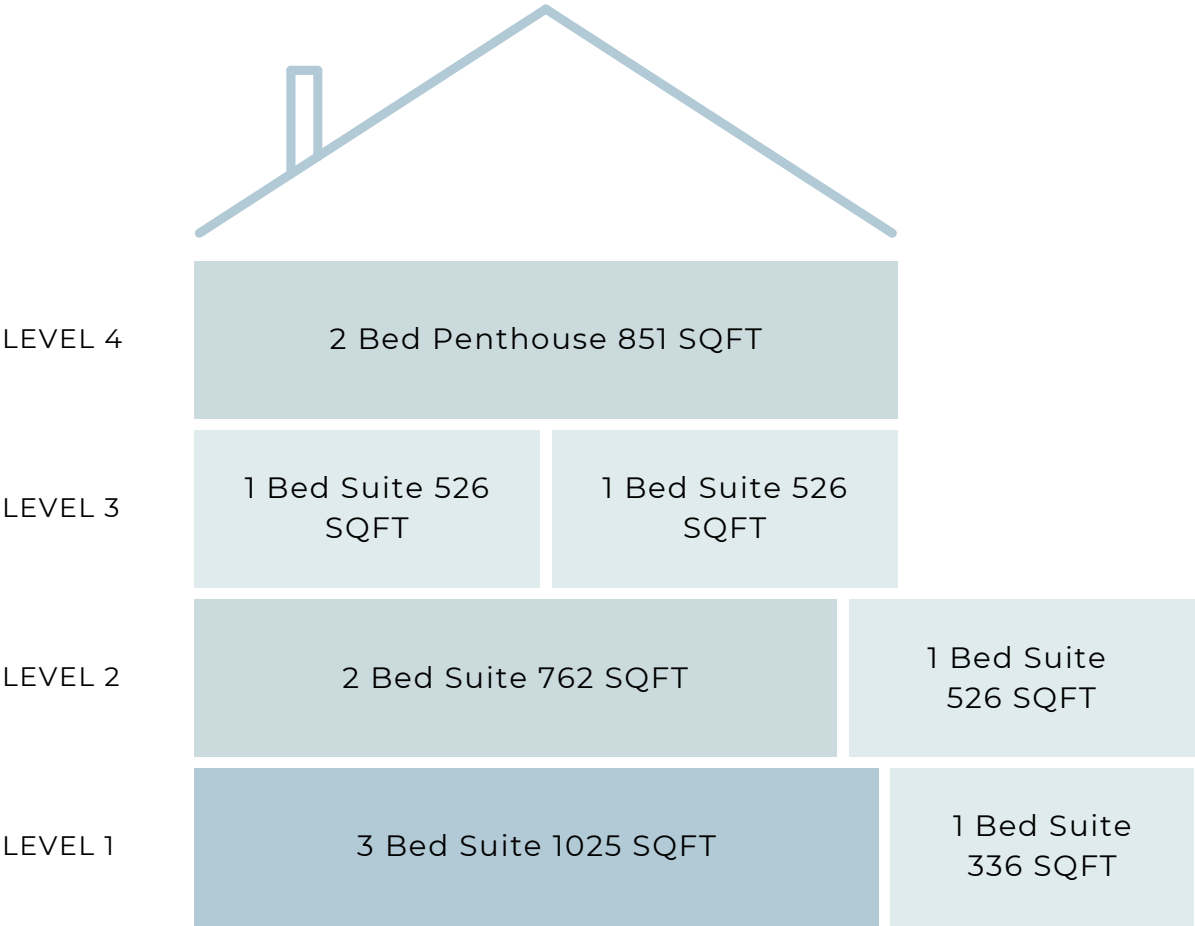
- A full handover and training from current owner/operator
- Personal download of operations protocols
- Reputation, legacy and know-how passed on

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STACKING PLAN

# Suite Mix



TOTAL INTERIOR SPACE: 4,661 SQFT  
TOTAL BALCONY SPACE: 281 SQFT



AUGMENTED VALUE

+	Know How	Operator's Legacy Training and Handover Transitional Support	INTELLECTUAL PROPERTY
+	Reputation	Repeated clientele Excellent reviews	
+	Systems	Multi-channel marketing Reliable Vendor Relationships Third-party Booking Systems Website and Search Engine Optimization Social Media Presence	BUSINESS
+	Proven Business Plan	Long term Fundamentals	
+	Rental Income	In excess of \$300k	
+	Improvements	In excess of \$500k over time	REAL PROPERTY
+	Building	Well maintained and optimized	
+	Land	Excellent Location, flat land, cul-de-sac slow street, near beaches, shops, Point Grey, Kitsilano	

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# Turnkey Investment & Business

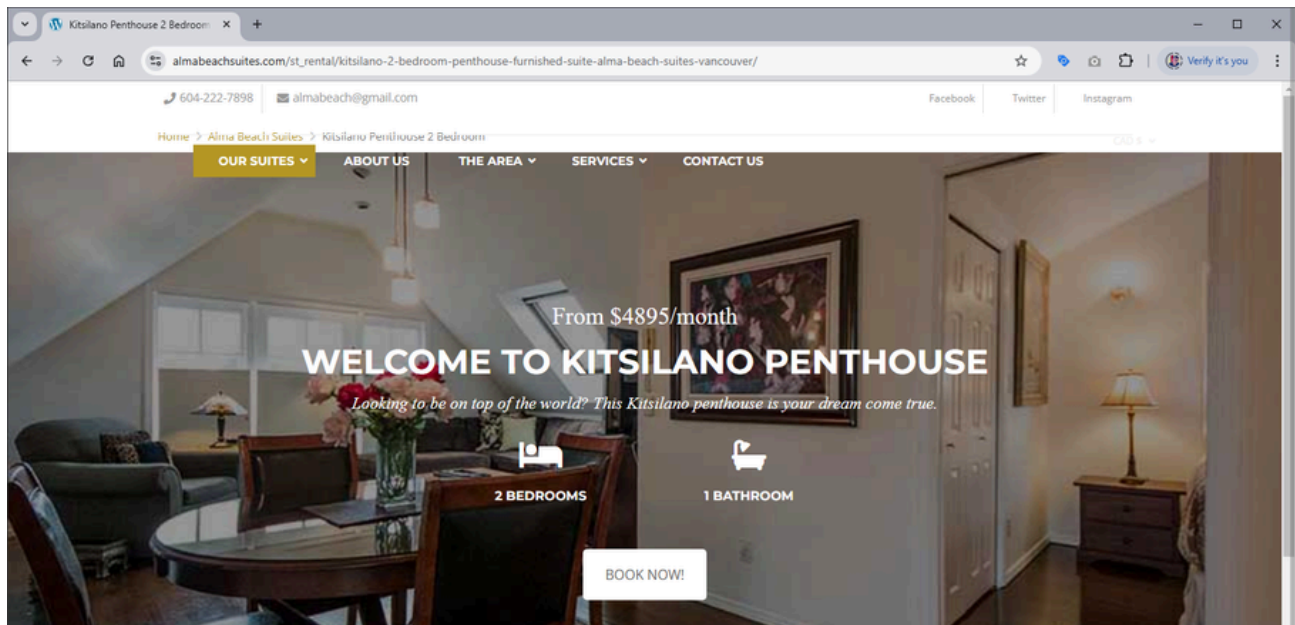
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A TURNKEY BUSINESS

# Legacy Reputation & Established Presence

Alma Suites is a turnkey business currently operating with a 0% vacancy rate. Marketing includes it's own website (almabeachsuites.com) with consistent traffic, excellent resources for discovering the property and extensive details about each unit and the neighbourhood. Active profiles on Tripadvisor, Expedia, Booking.com, and VRBO with years of excellent reviews and a reputation of superior service generate regular bookings. Long-standing contracts with maid service and vendors make for a smooth operation when transitioning tenants.



**Alma Beach Suites**

●●●●● 193 reviews | #3 of 18 apartments in Vancouver  
2814 3rd Ave W, Vancouver, British Columbia V6K 1M7 Canada



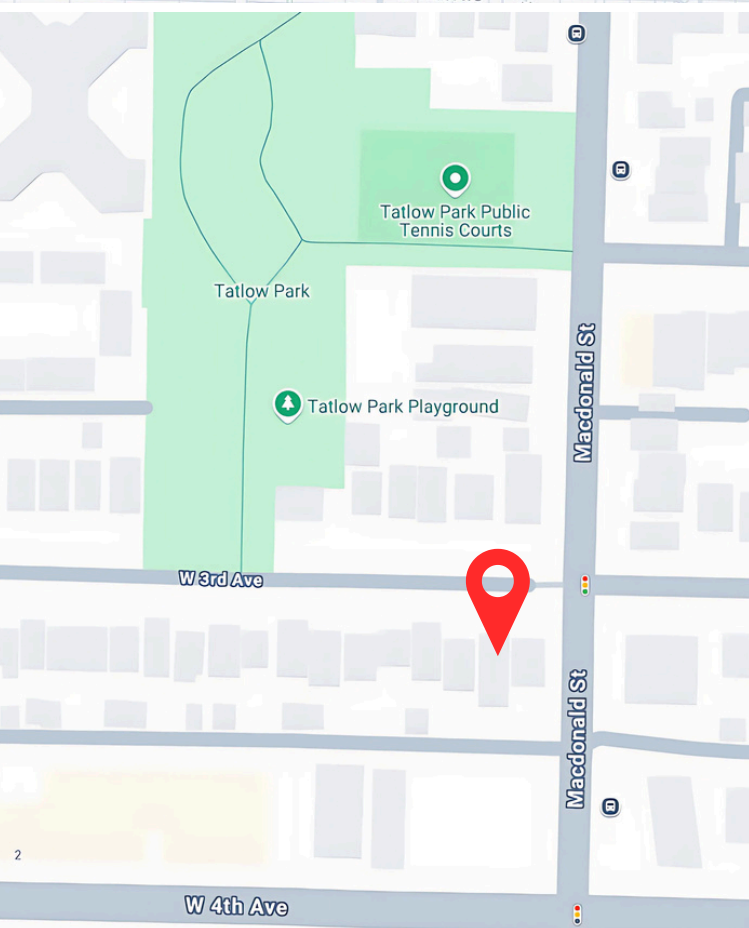
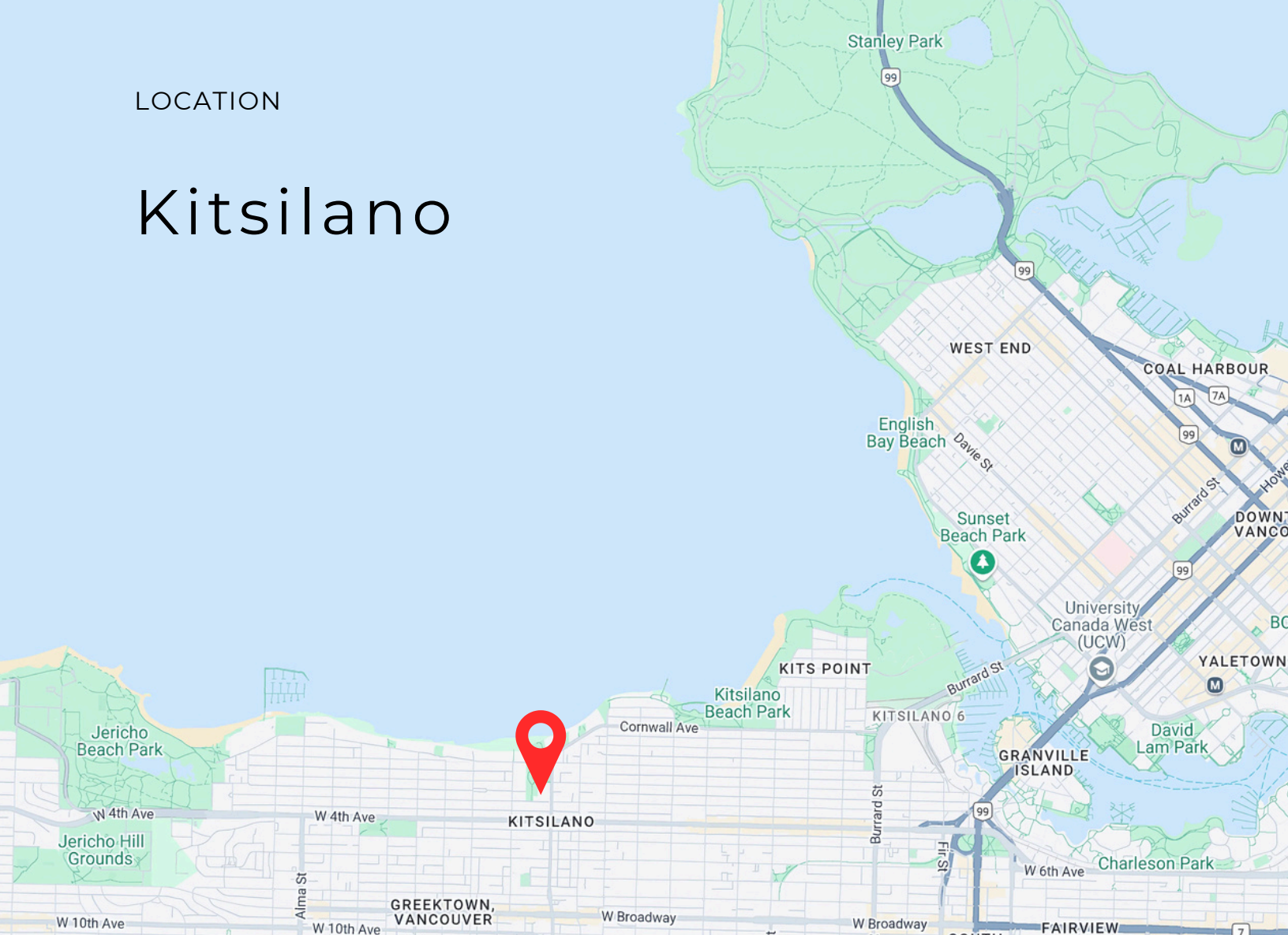
**9.2 Wonderful**

[See all 90 reviews >](#)



## LOCATION

# Kitsilano



Located in the heart of Kitsilano, only minutes walk from Vancouver's best beaches to the north and restaurants and shopping to the south on 4th Avenue.

Visitors appreciate easy access to buses, rapid transit, bike lanes and the seawall and quiet, walkable streets.

YVR Airport is 20 minutes by car or 45 minutes by bus and skytrain.

Kitsilano is a tight-knit neighbourhood with many locally owned businesses with long roots. Yoga classes held at Kits Beach Park, bikers commuting along the seawall, tennis courts and yacht clubs within walking distance make this the perfect home base for the quintessential Vancouver lifestyle.

Surrounded by water, mountains and a thriving city, this is truly the best place in the world to stay and play.

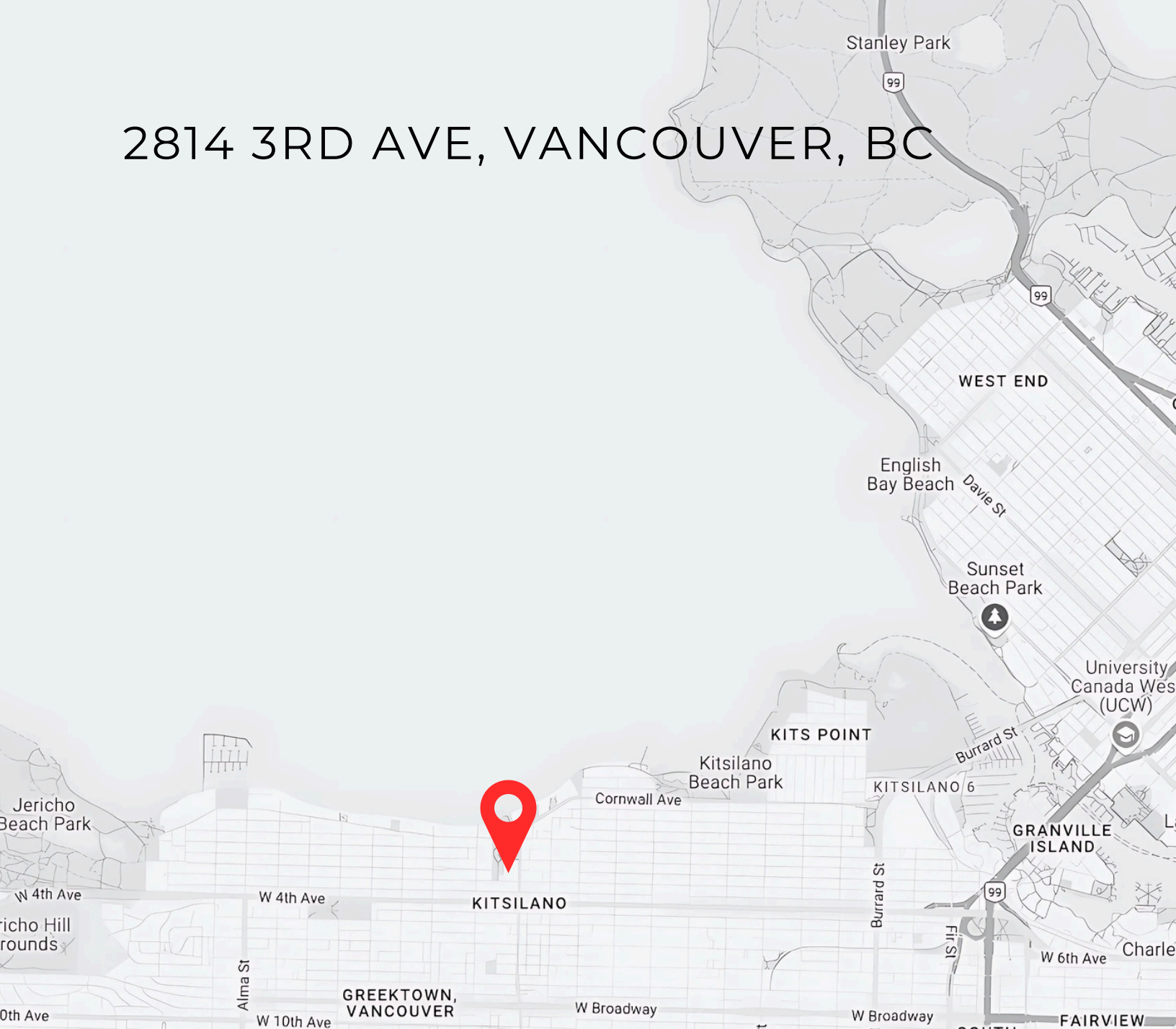




KITSILANO  
LIFESTYLE



# 2814 3RD AVE, VANCOUVER, BC



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PROMPTON

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