15318 North Bluff Road

White Rock, BC

Well-maintained 12-unit apartment building in central White Rock offers a strong goingin cap rate and significant potential for rent increases upon turnover.



White Rock, BC

Salient Details

Address

15318 North Bluff Road, White Rock, BC

PID

009-295-496

Year Built

1972

Lot Size

9,295 sf (65' x 114')

12 Units

2-Bachelor, 10-1 Bedroom

Construction

2 Storey Wood-Frame

Laundry

1 Set of Laundry Machines

Net Income

\$121,622

Cap Rate

3.44%

List Price

\$3,540,000

Offering Process

Access to the online data room is available upon execution of the digital Confidentiality Agreement.

CA & Data Room













Investment Highlights



Central Location

Centrally located along North Bluff Road, with close proximity to restaurants and shopping along Johnston Road.



Strong Suite Mix

The Property has been well maintained with a strong suite mix including 2 x bachelors and 10 x 1-Bedrooms.



Rent Upside

A strong going-in cap rate with potential to increase rents upon turnover.

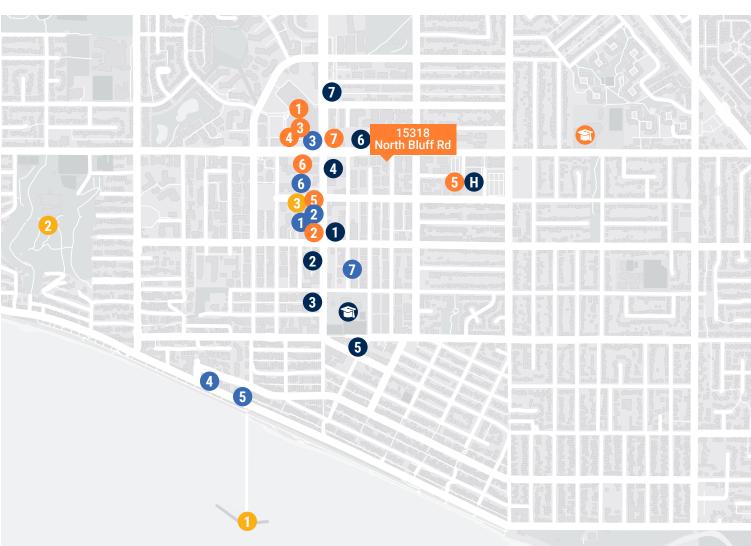


Self Manage

Smaller building allows the potential purchaser to self manage, saving on management fees.

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Amenities

Cafes/Bakeries

- 1. Bean Around The World
- 2. Grounds & Greens Cafe
- 3. Islands Café
- 4. Chez Christophe
- 5. Laura's Coffee Corner
- 6. Everbean Café
- 7. Starbucks

Recreation

- 1. White Rock Pier
- 2. Centennial Park
- 3. White Rock Community Centre
- 4. Southmere Village Park

Shopping/Services

- 1. Semiahmoo Shopping Centre
- 2. Thrifty Foods
- 3. Save-On-Foods
- 4. Shoppers Drug Mart
- 5. Rexall
- 6. Nature's Fare Markets
- 7. Sungiven Foods

H Peace Arch Hospital





Dining/Entertainment

- 1. 3 Dogs Brewing
- 2. Tacofino
- 3. Browns Socialhouse
- 4. The Boathouse
- 5. Uli's Restaurant
- 6. Wooden Spoon
- 7. Kappa Japanese













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