

# FOR SALE

Marcus & Millichap  
MCEVAY | BLAIR  
MULTIFAMILY GROUP

## 15318 North Bluff Road

White Rock, BC

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



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.





## 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

- **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

### ● Dining/Entertainment

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

- **Recreation**

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



**Peace Arch Hospital**


**White Rock Elementary School**

## Earl Marriott Secondary School

**WALK SCORE**  
Walker's Paradise

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