

FOR SALE

3719 W 8th Avenue, Vancouver

POINT GREY MULTI-FAMILY INVESTMENT /
REDEVELOPMENT OPPORTUNITY

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3719 W 8th Avenue

3719 West 8th Avenue presents a rare opportunity to acquire a well-located multifamily asset in the heart of Point Grey, one of Vancouver's most established and desirable West Side neighbourhoods. Positioned along a quiet residential corridor just minutes from Jericho Beach, UBC, and West 10th Avenue amenities, the property offers both stable in-place income and long-term redevelopment potential.

The building is currently improved with a well-maintained walk-up apartment, featuring a strong tenant profile and consistent rental performance. The surrounding area is characterized by low-density residential uses, tree-lined streets, and proximity to top-tier schools, parks, and transit routes, supporting enduring rental demand and future value growth.

From a planning perspective, the property is situated within an area poised for gradual densification under evolving municipal housing policies. In addition to its standalone redevelopment potential, the property offers a compelling opportunity for land assembly with neighbouring properties. Several adjacent and nearby sites present the ability to consolidate into a larger footprint, unlocking enhanced density and scale in line with the City of Vancouver's long-term housing objectives.

In the interim, the asset provides reliable cash flow with upside through rental repositioning. Investors have the opportunity to enhance revenue over time while strategically holding a site with both standalone and assembly-driven redevelopment potential. The combination of income stability, location fundamentals, and future land use optionality positions 3719 West 8th Avenue as a highly strategic acquisition for private investors and development groups alike.



PROPERTY DETAILS

Civic Address	3719 West 8th Avenue, Vancouver, BC
Lot Size¹	100 FT x 120 FT Total: 12,000 SQ.FT. (Approx.)
Zoning	RM-4 (Multiple Dwelling)
Legal Description	Lot 10, Block 194, Plan VAP4581, District Lot 176, New Westminster District Lot 11, Block 194, Plan VAP4581, District Lot 176, New Westminster District
PID	011-487-747 & 011-487-755
Building Type	3-Storey Apartment Walk-Up
Year Built	1959
Number of Units	21
Property Tax	\$25,191.30 (2025)
Asking Price	Please contact agent

¹ All sizes are approximate and subject to verification.

INVESTMENT HIGHLIGHTS

Prime Point Grey Location

Situated in one of Vancouver's most sought-after West Side neighbourhoods, just minutes from Jericho Beach, UBC, West 4th and West 10th Avenue retail amenities.

Land Assembly Potential

Strategically positioned with the potential to assemble with neighbouring properties, creating a larger consolidated site with enhanced redevelopment scale and density.

Large Lot Configuration

12,000 SQ.FT. site with favourable dimensions (100 FT frontage), providing flexibility for future planning and redevelopment scenarios.

Value-Add Opportunity

Potential to increase revenue through suite upgrades, turnover, and rental repositioning over time.

Stable In-Place Income

Well-maintained 21-unit walk-up apartment with a strong tenant profile and consistent rental performance.

Future Redevelopment Upside

Located within an area undergoing gradual densification, aligned with City of Vancouver housing initiatives and long-term growth policies.

High Demand Rental Node

Proximity to UBC, transit corridors, parks, and top schools supports strong and consistent rental demand.

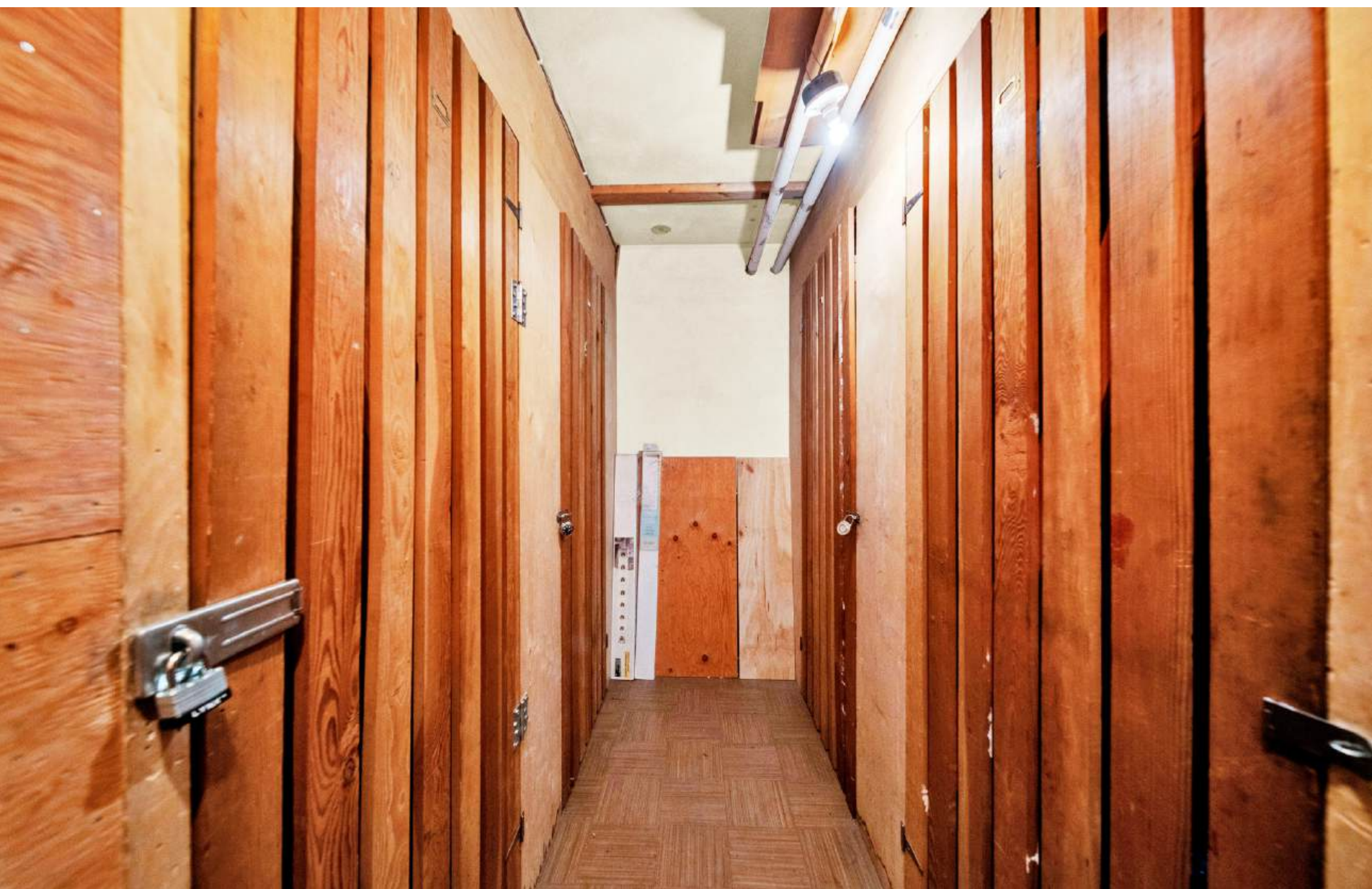
Supply-Constrained Market

West Side multifamily assets remain limited, supporting long-term appreciation and investor demand.









FUTURE LAND ASSEMBLY POTENTIAL

3719 West 8th Avenue presents a compelling future land assembly opportunity in the highly sought-after Point Grey neighbourhood. When combined with three neighbouring properties, the site expands to over 33,600 square feet of corner-oriented development land, offering meaningful scale within Vancouver’s supply-constrained West Side.

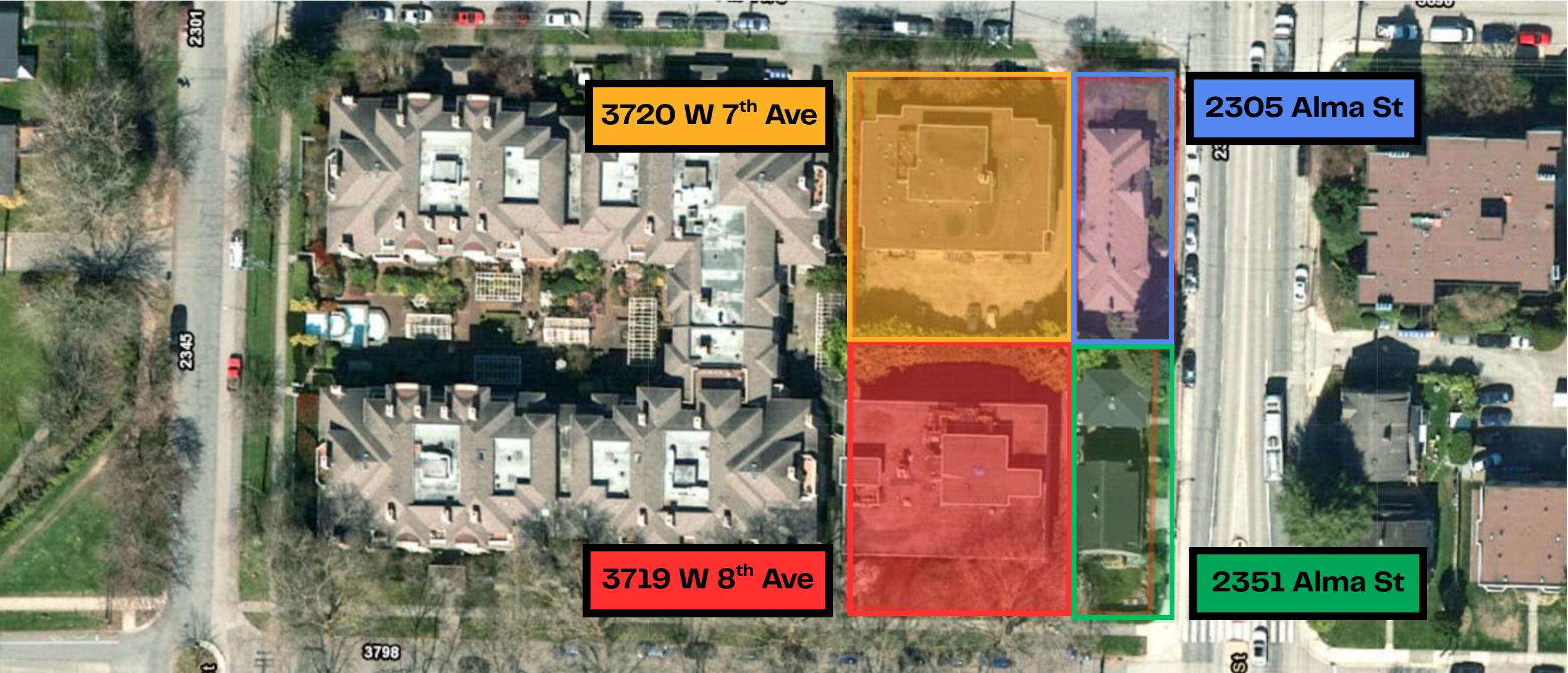
The assembly benefits from a highly efficient configuration, providing substantial frontage along Alma Street with depth extending through to West 7th Avenue. This layout enhances site planning flexibility, massing potential, and overall development efficiency.

Based on guidance from the City of Vancouver, the subject property currently consists of a tied lot that, if redeveloped, may be subdivided into two legal parcels, each approximately 50 FT x 120 FT. This creates additional flexibility in site planning, phasing, or redevelopment strategies.

Under the RM-4 zoning district, the assembled site supports multiple dwelling uses, with a base density of approximately 0.75 FSR, and potential increases up to 1.45 FSR at the discretion of the Director of Planning. Further density of up to 3.0 FSR may be considered where 100% of the residential floor area is secured as social housing, subject to City approval and applicable guidelines.

The property meets minimum site area requirements under the RM-4 District Schedule, allowing for a range of permitted uses and configurations. Development regulations include a maximum building height of approximately 35.1 FT, along with standard yard setbacks, reinforcing compatibility with the surrounding neighbourhood fabric.

Positioned within an area experiencing gradual densification and policy evolution, this assembly opportunity offers developers the ability to secure scale today while aligning with the City’s long-term housing objectives.



POTENTIAL ASSEMBLY PARCELS

- 2305 Alma Street – Duplex on a 5,232 SF corner lot (diagonal to subject property)
- 2351 Alma Street – Duplex on a 4,450 SF corner lot (directly adjacent)
- 3720 West 7th Avenue – Multi-family walk-up on a 12,000 SF lot (directly behind)

DEVELOPMENT POTENTIAL

Combined Area	33,600+ SF (Approx.)
Parcel Configuration	Corner-oriented assembly with frontage on Alma Street and depth to West 7th Avenue
Scale Opportunity	Enhanced density and massing potential through site consolidation
Positioning	Ideal for multi-family redevelopment in a supply-constrained West Side market
Base Density	0.75 FSR
Potential Density Uplift	Up to 1.45 FSR (Director of Planning discretion)
Maximum Density (Social Housing)	Up to 3.0 FSR (subject to approval)
Height	Approx. 35.1 FT maximum
Development Form	Multiple dwelling / low-rise residential

IMPORTANT NOTE
The neighbouring properties referenced are not under contract and are not formally part of this offering. Assembly potential is conceptual only and subject to purchaser verification. No agreements are currently in place.

THE LOCATION

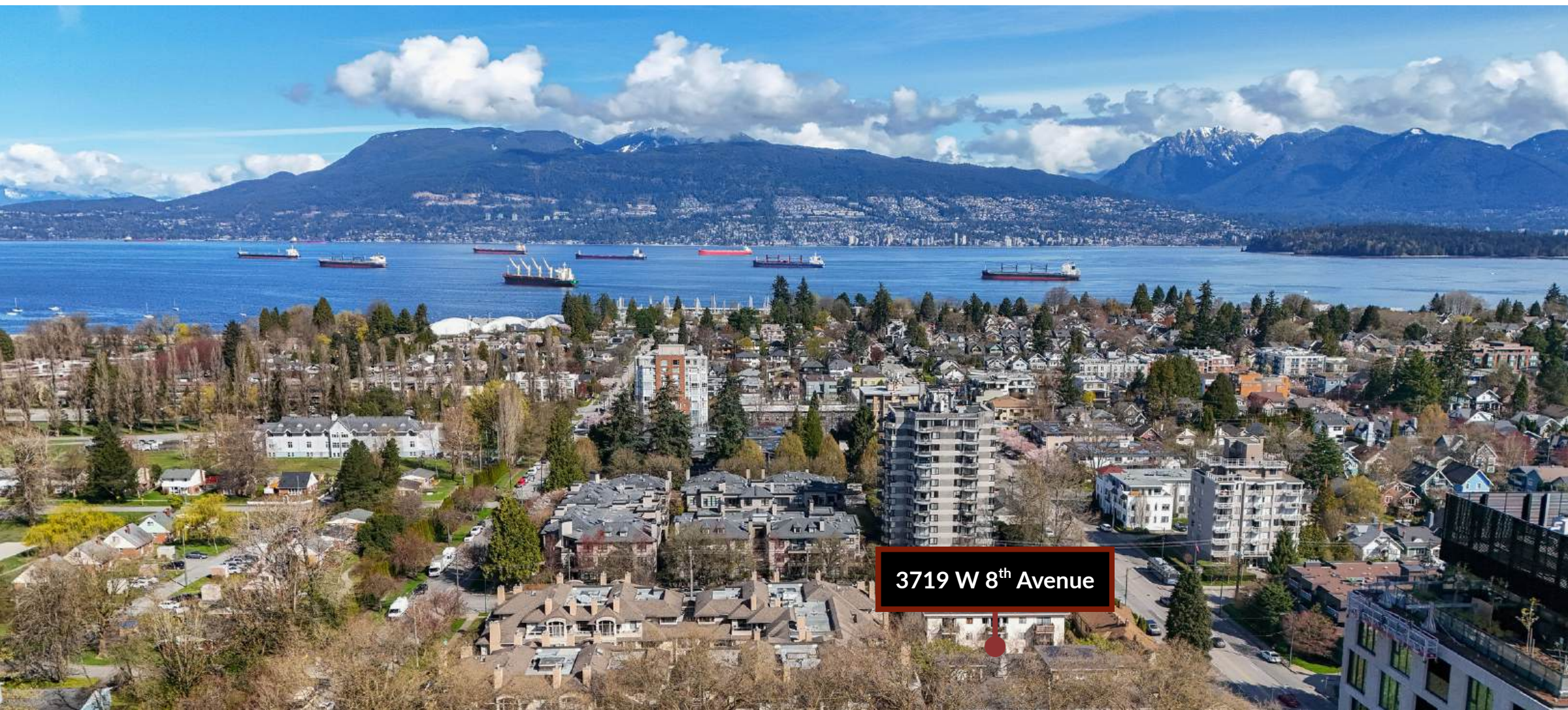
Strategically positioned in the heart of Point Grey, 3719 West 8th Avenue benefits from a premier West Side location within one of Vancouver's most established and sought-after residential neighbourhoods. Situated along a quiet, tree-lined corridor, the property offers a rare balance of residential tranquility and immediate access to key commercial and lifestyle amenities.

The surrounding area is defined by its strong neighbourhood character, proximity to top-tier educational institutions, and seamless connectivity to major transit routes. Just minutes from the vibrant retail corridors of West 10th Avenue and West 4th Avenue, the location provides a curated mix of boutique shops, cafés, restaurants, and everyday services, supporting both tenant livability and long-term rental demand.

Point Grey continues to be one of Vancouver's most desirable rental markets, driven by its proximity to the University of British Columbia, Jericho Beach, and major employment hubs. The area attracts a diverse and stable tenant base including students, professionals, and families, contributing to consistent occupancy levels and resilient income performance.

The property is ideally positioned to capture demand from both lifestyle-oriented renters and long-term investors. Its central West Side location provides convenient access to transit, parks, schools, and commercial amenities, supporting a wide range of tenant profiles and future redevelopment considerations.

In addition to its strong fundamentals today, the neighbourhood is experiencing gradual evolution under the City of Vancouver's broader housing initiatives. As demand for well-located multifamily assets continues to outpace supply on the West Side, properties such as this are well positioned to benefit from long-term appreciation, rental growth, and future densification potential.



3719 W 8th Avenue

SURROUNDING AMENITIES

Dining & Cafés

- Browns Socialhouse
- The Pokéman
- Grounds for Coffee
- Vera's Burger Shack
- Hime Sushi
- Maenam (award-winning Thai cuisine)

Coffee & Casual Fare

- Starbucks
- Blenz Coffee
- Bean Around the World
- Grounds for Coffee (renowned cinnamon buns)

Retail & Services

- Safeway
- No Frills
- Shoppers Drug Mart
- London Drugs
- RBC, TD, Scotiabank

Businesses & Daily Needs

- Point Grey Medical Clinic
- Westside professional offices (legal, accounting, consulting)
- Canada Post
- Vancouver Public Library (Point Grey branch nearby)

Community & Recreation

- Jericho Beach & Jericho Sailing Centre
- Pacific Spirit Regional Park
- Trimble Park & McBride Park
- West Point Grey Community Centre
- Spanish Banks Beach



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Walker's Paradise
Daily errands
don't require a car



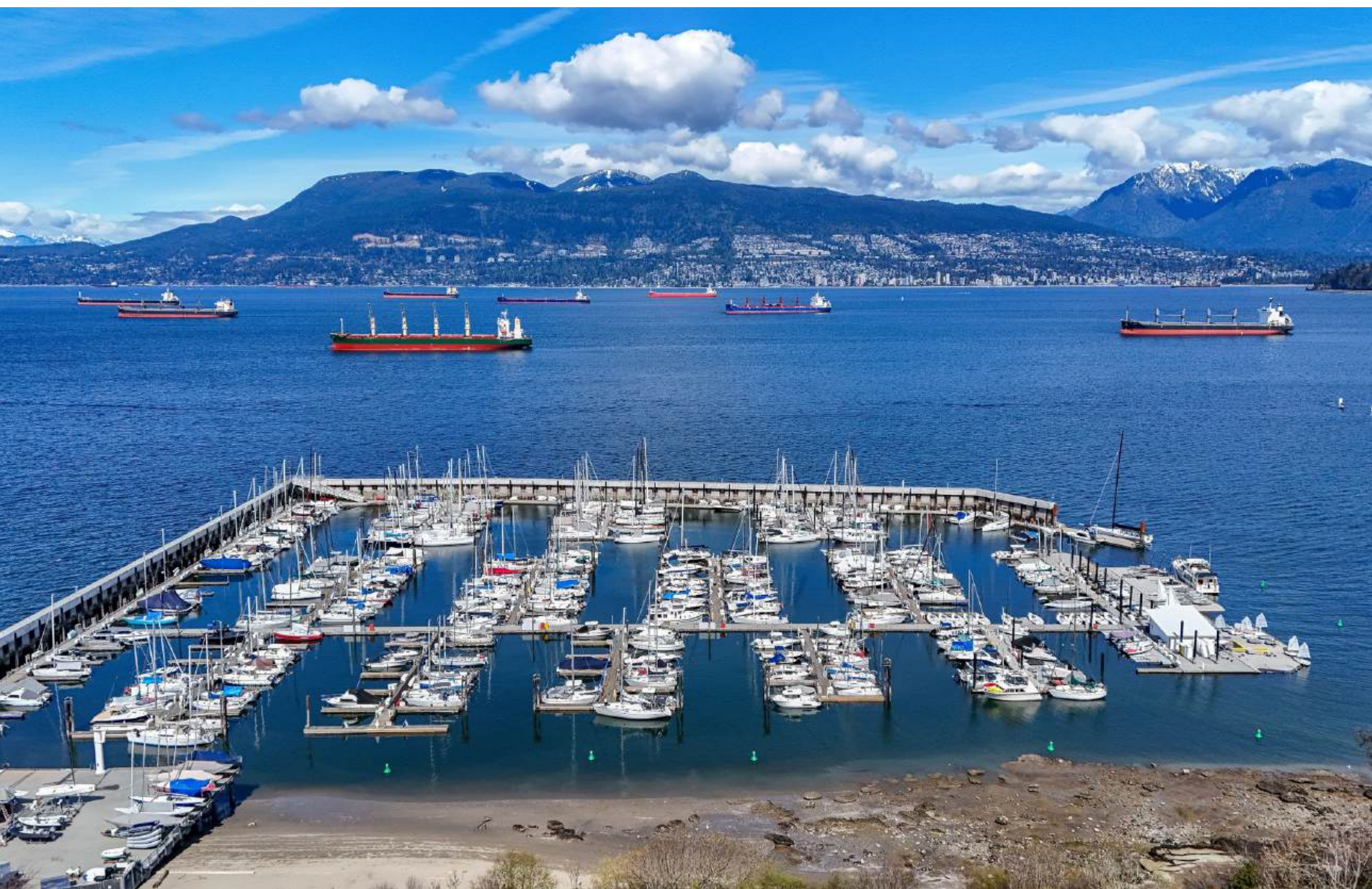
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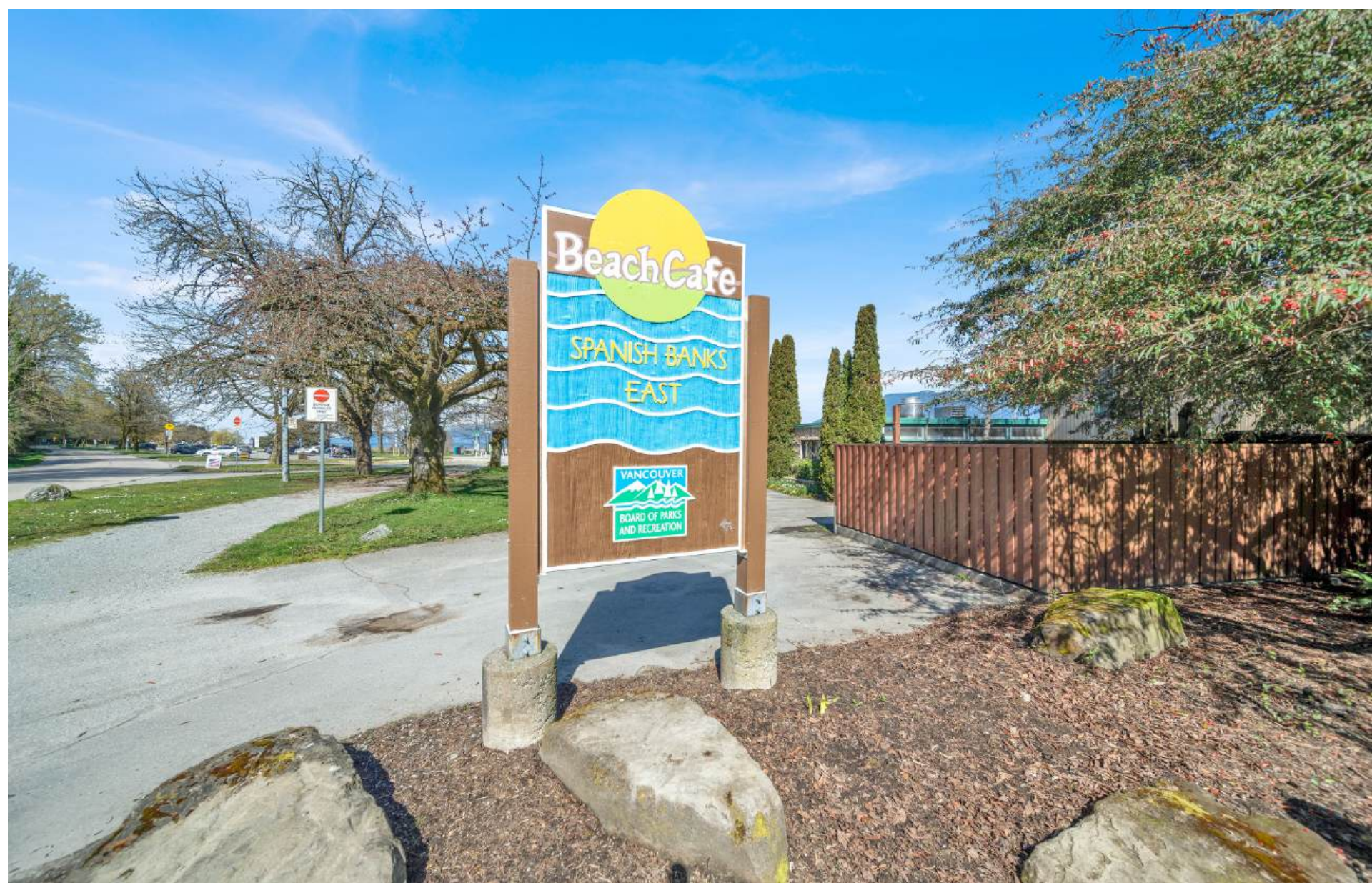
Excellent Transit
Easy public transportation



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Biker's Paradise
Daily errands can be
done on a bike





STABILITY TODAY. UPSIDE TOMORROW.



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