



FOR SALE

Exceptionally Well-Maintained 21-Suite Apartment Building

8665 Osler Street Vancouver, BC

IW Investment & Land Sales Group

Casey Weeks

Executive Vice President
Personal Real Estate Corporation
+1 604 661 0811
Casey.Weeks@colliers.com

Morgan Iannone

Executive Vice President
Personal Real Estate Corporation
+1 604 562 0568
Morgan.Iannone@colliers.com

Madison Bourgeois

Transaction Manager
Licensed
+1 780 969 3000
Madison.Bourgeois@colliers.com

Colliers



Investment Highlights

Constructed in 1962 and exceptionally well-maintained, this 21-suite apartment building presents a strong investment opportunity. 19 suites have been thoughtfully upgraded, combining timeless charm with modern finishes. Recent capital improvements-including a complete re-pipe and installation of energy-efficient double-glazed windows - boost both tenant comfort and operational efficiency, while helping to minimize long-term maintenance costs. A reliable income asset with notable upside potential.



Good candidate for Rental Protection Fund



Rental income upside



Held in a Bare Trust



Well Maintained with Recent Capital Improvements such as Re-pipe, new boiler and Suite upgrades



~1 km from Marine Skytrain Station

Salient Facts

Civic Address	8665 Osler Street, Vancouver, BC
PID	013-440-683, 013-440-667, 013-440-659
Year Built	1962
Zoning	RM-3A - Multiple Dwelling
Gross Taxes (2025)	\$19,600
Site Area	13,811 SF
Gross Building Area	19,400 SF
Residential Suites	21
NOI (2025)*	\$227,643
Parking	8 covered stalls, 5 uncovered
Laundry	2 washers & 2 dryers - managed by Coinmatic
Financing	Treat as clear title
Asking Price	\$6,250,000 (3.6% cap rate / \$297,619 per door)

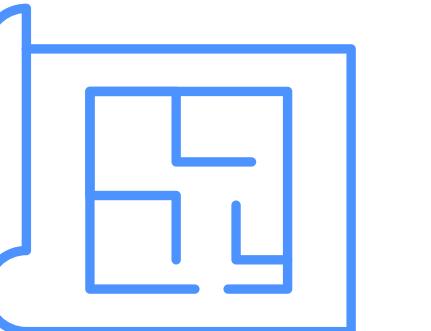
Suite Mix

Unit Type	# of Units
Bachelor	6
1 Bedroom	11
2 Bedroom	4

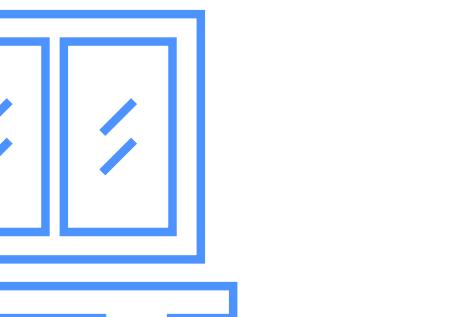
**Normalized*



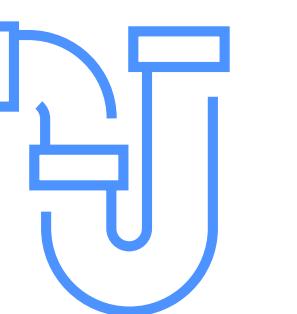
Capital Upgrades



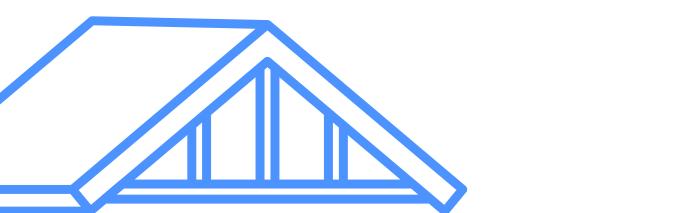
All units except 208 and 308
have had upgrades



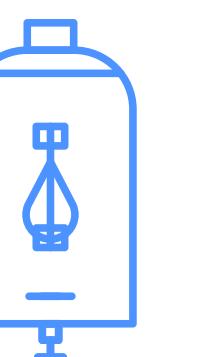
Double Glazed Windows
Installed 2015



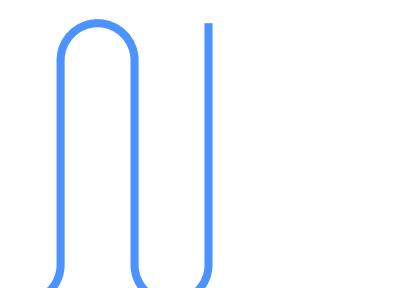
Re-piped
2017



TPO Roof
Installed 2011



Gas Fired Hot Water Tank
Installed 2021



IBC Boiler for
Hydronic Heat
Installed 2023



Exterior Photos



Interior Photos



Site Plan



Location Overview

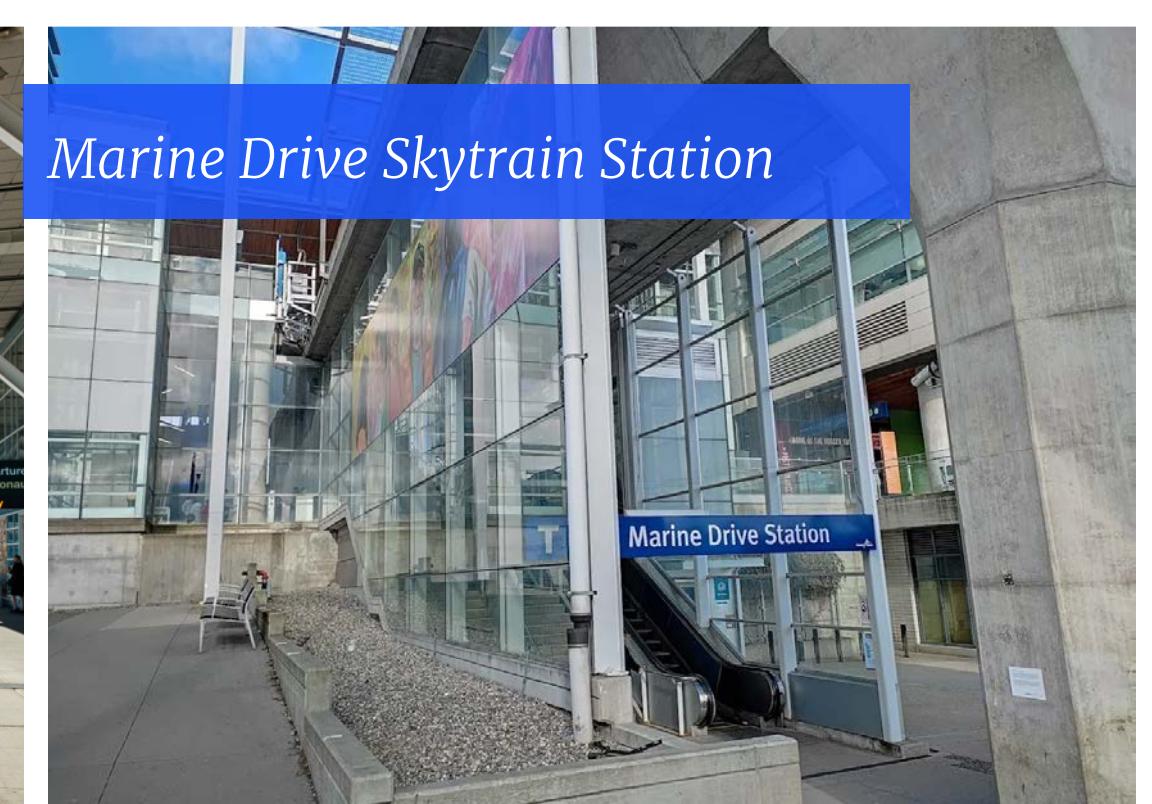
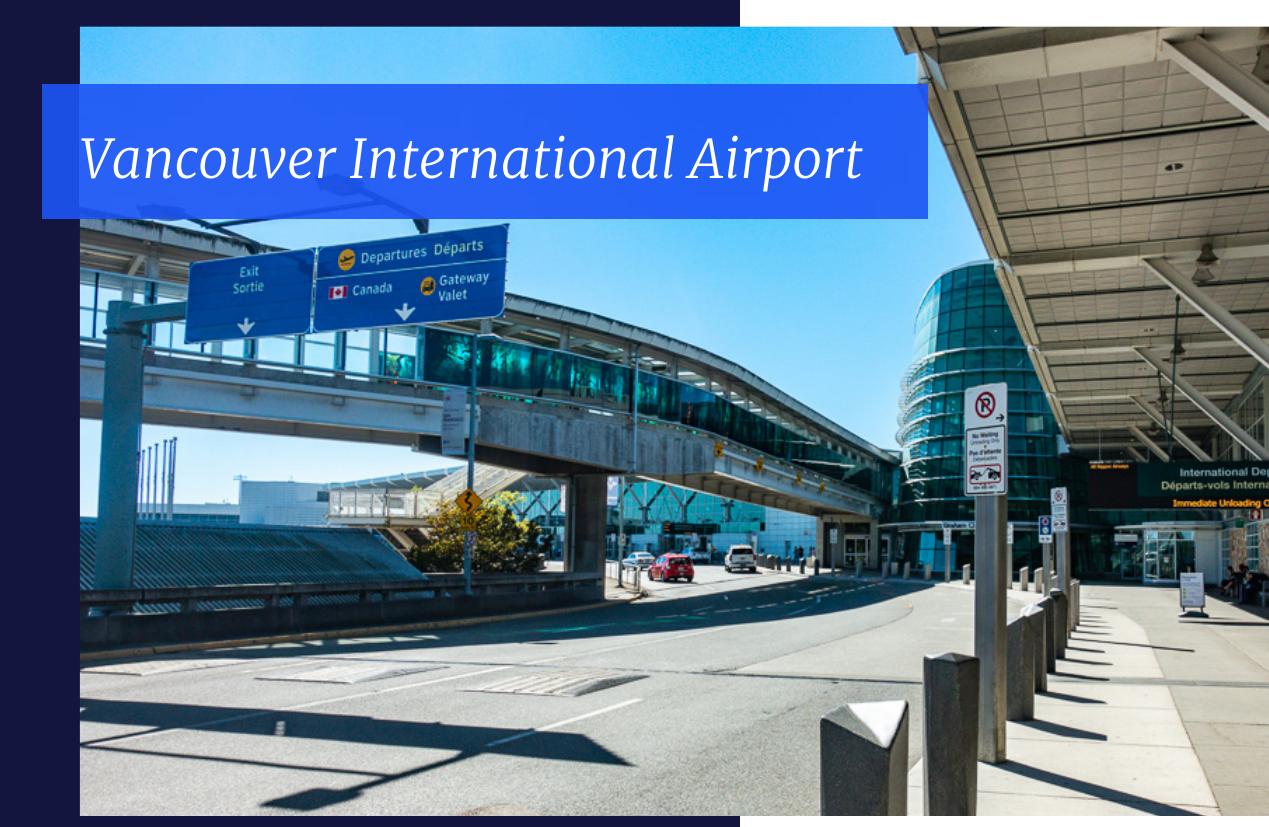
Marpole

Strategically located in Vancouver's rapidly evolving Marpole neighbourhood, 8665 Osler Street offers a rare opportunity to acquire a multifamily asset in a highly accessible and amenity-rich area with strong rental fundamentals. Situated just off SW Marine Drive, the property benefits from excellent connectivity to major transportation routes, including Granville Street, Oak Street, and Highway 99, providing direct access to Downtown Vancouver, YVR Airport, and Richmond within minutes.

The building is walking distance to a wide range of retail, service, and dining options, including Marine Gateway, a major mixed-use development anchored by T&T Supermarket, Cineplex, and the Canada Line SkyTrain Station at Marine Drive. The area is also well-served by frequent bus service along SW Marine Drive and Oak Street, connecting residents quickly to rapid transit and key employment nodes across Metro Vancouver.

Marpole continues to attract significant reinvestment and development activity, driven by strong demand for rental housing and proximity to key economic anchors such as Vancouver International Airport, Marine Gateway, and the Broadway Corridor. The neighbourhood's diverse mix of long-term residents, young professionals, and students supports stable tenancy and low vacancy rates.

With its central westside location, excellent transit access, and proximity to future growth areas, 8665 Osler is well-positioned to benefit from continued upward pressure on land and rental values in Vancouver's multifamily market.



Canada Line Skytrain Travel Times

Travel Time via Canada Line	
Marine Drive Station	-
Langara-49 Avenue	3 min
Bridgeport Station	3 min
Oakridge-41st Avenue	4 min
Aberdeen Station	6 min
Templeton Station	6 min
King Edward Station	8 min
Lansdowne Station	8 min
Sea Island Centre	8 min
Richmond - Brighouse	10 min
YVR Airport	10 min
Broadway-City Hall Station	10 min
Olympic Village Station	11 min
Yaletown-Roundhouse Station	13 min
Vancouver City Centre	16 min
Waterfront Station	17 min



Nearby Amenities

Retail & Services

- 1 Safeway
- 2 Michaels
- 3 Costco Wholesale
- 4 Shell
- 5 T&T Supermarket
- 6 Winners
- 7 Sport Chek
- 8 Canadian Tire
- 9 Fitness World
- 10 Cineplex Cinemas
- 11 Love My Smile Dental
- 12 Chevron
- 13 Super G Market
- 14 Dollarama
- 15 Value on Liquor Store

Schools

- 1 Vancouver Montessori School
- 2 St. Anthony of Padua Catholic Elementary
- 3 Daisy Academy Montessori Preschool
- 4 Tzu Chi Academy
- 5 Kiddy Junction Academy
- 6 Marpole Bilingual Montessori
- 7 Royal Canadian Christian School
- 8 École des Colibris
- 9 Dr. R. E. McKechnie Elementary School
- 10 David Lloyd George Elementary School

Cafes & Restaurants

- 1 Gigi Blin Market Cafe
- 2 Starbucks
- 3 The Yard Cafe
- 4 Red Star Seafood Restaurant
- 5 Milltown Bar & Grill
- 6 Delhi Fusion Indian Cuisine
- 7 Rib & Chicken
- 8 Subway
- 9 Talay Thai Restaurant
- 10 Bann Thai
- 11 Fresh Solo Pasta
- 12 TBay Bistro
- 13 AT Cafe
- 14 Cafe de l'Orangerie
- 15 White Spot
- 16 Applause Japanese Restaurant
- 17 Matka Ca
- 18 Chuan Yue
- 19 Kinton Ramen
- 20 Wick's Cafe

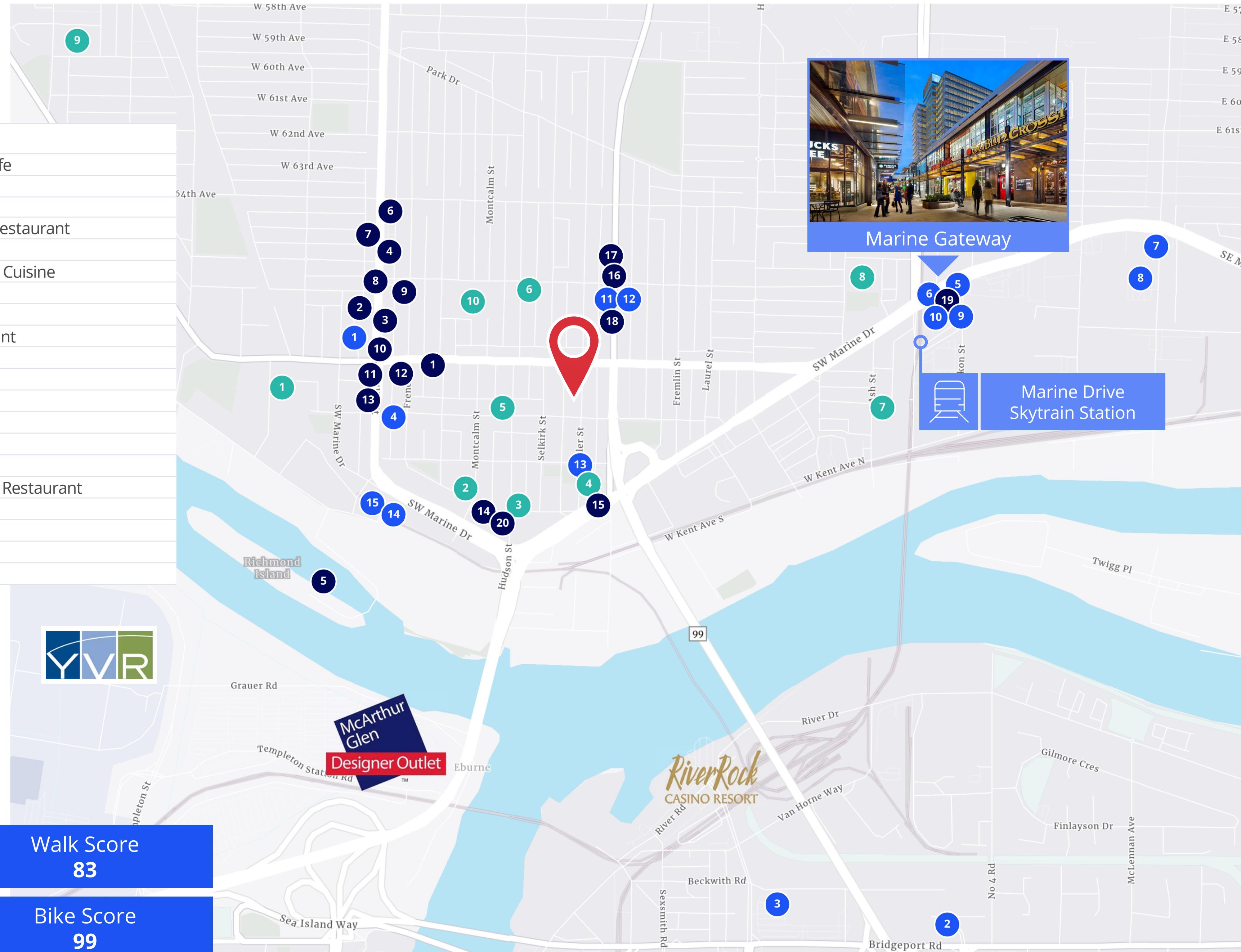
Area Demographics – 5 Km Radius

	Avg. Household Income 2029 \$151,467
---	--

	Total Population 2029 297,205
---	---

	Walk Score 83
---	-------------------------

	Bike Score 99
---	-------------------------





Offering Process

Please contact the listing brokers for more details on this offering.

Casey Weeks

Executive Vice President
Personal Real Estate Corporation
+1 604 661 0811
Casey.Weeks@colliers.com

Morgan Iannone

Executive Vice President
Personal Real Estate Corporation
+1 604 562 0568
Morgan.Iannone@colliers.com

Madison Bourgeois

Transaction Manager
Licensed
+1 780 969 3000
Madison.Bourgeois@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage. MP.