

FOR SALE

1368 EAST 8TH AVENUE
VANCOUVER, BC



WHERE IT ALL COMES TOGETHER

Ocho has been revitalized in order to pay it forward; to help transform its neighbourhood, and to help transform the lives of those who live, work and play in its space. Unique buildings are at the heart of every great city. But a truly unique building serves the demands of today's lifestyles with creativity, sensibility and thoughtfulness.

Inspired by minimalist geometrics, The Ocho was crafted for those who relish in the details, and have an eye for style. Modern, efficient, accessible and comfortable, you will love where you live.

NEW PRICE
\$9,850,000.00

NOI over 402k + approx 4.1% Cap Rate
With increases as of July 2025

2.77% CMHC assumable mortgage with 4+ years left

Derek Pink

PERSONAL REAL ESTATE CORPORATION

604.351.7465

derek@derepink.com | www.derepink.com

RE/MAX
COMMERCIAL

RE/MAX Masters Realty

1453 Bellevue Avenue
West Vancouver, BC V7T 1C3

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THE BUILDING

- Quiet traffic calmed street just a 2 block walk to The Drive
- Boutique, 16-residence apartment building
- Entire building newly renovated to downtown quality finishing
- Beautiful exterior landscaping designed by Aloe Landscape Design
- Wide variety of floor plans ranging from micro studios, Jr 1 bedrooms, 1 bedrooms, Jr 2 bedrooms and 2 bedroom apartments
- North Shore Mountain views from select residences
- Pet friendly
- Long term holding property with good Cashflow with assembly potential to increase FSR.

DETAILS

PARKING	Designated secured underground parking is available at \$75/month per stall
STORAGE	Storage lockers are available at \$50/month
BIKE STORAGE	There is secured common bike storage available. Individual secured bike lockers with key fob access are also available at \$30/month
TENANCIES	Fully rented near market with great upside on new tenants
UTILITIES	Utilities are at the expense of the renter and are not included in the rent
PETS	Ocho is a pet friendly building with up to 2 pets allowed. Note an additional half month's rent deposit is required
SECURITY DEPOSIT	Standard half month's rent security deposit
RESTRICTIONS	Ocho is a non-smoking building

Bare Trust share sale available and assumable CMHC mortgage at 2.77%

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STUDIO



1 BEDROOM



2 BEDROOM



UNIT FEATURES

- Interiors professionally designed by Andrea Greenway Interior Design
- In suite Euro front loading washer and dryers
- Sleek stainless steel kitchen appliance packages
- Radiant in floor heating
- 4 burner range with sleek slide out hoodfans
- Quartz counter tops
- Majority of residences have large quartz kitchen islands
- European engineered laminate flooring
- Shower tubs
- Stark white soft close kitchen and bathroom cabinets
- High efficiency LED lighting
- All residences benefit from outdoor balconies or patios
- Select units have large yard areas ideal for residents with pets
- Top floor north facing residences benefit from North Shore mountain views
- Cable and internet ready

APARTMENT

APARTMENT TYPE	AREA(SQ.FT.)	RENT
Studio	200	\$1775
10 x 1 Bedroom	450-600	\$1978 - \$2680
5 x 2 Bedroom	650-826	\$2711 - \$3630

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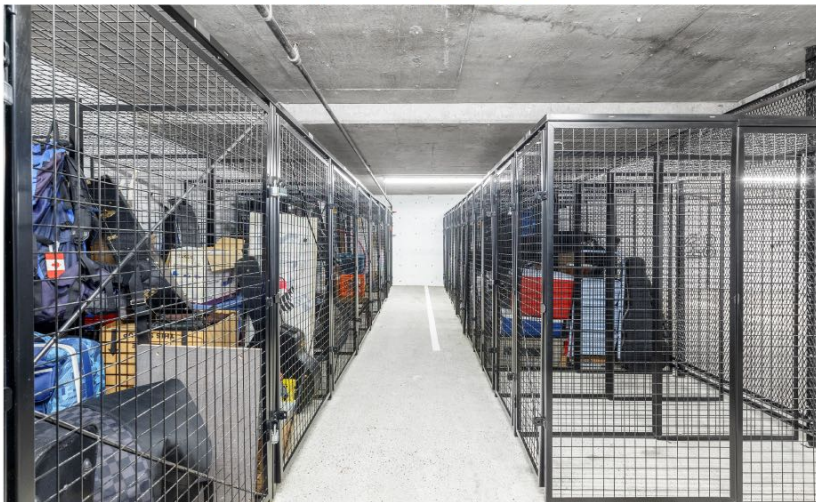
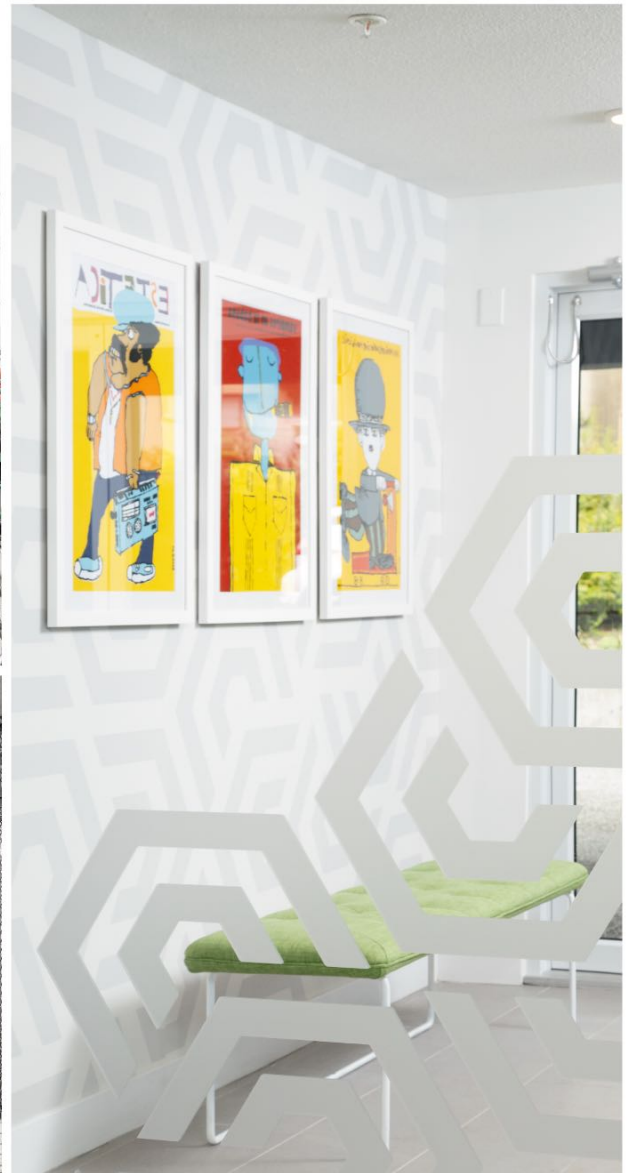
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SERVICE/AMENITIES

- Well maintained property - turnkey investment
- Elevator servicing all floors
- Ample vehicle parking over 2 levels of secured underground
- Ample storage and bike lockers with key fob access
- Common bike parking area
- Secured key fob access system to building
- Optik 4K super high speed internet (TELUS)
- Monitored by security cameras 24/7



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