

WESTLIN APARTMENTS

2250 YORK AVENUE
VANCOUVER, BC

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*Personal Real Estate Corporation

2250 | YORK AVENUE VANCOUVER, BC

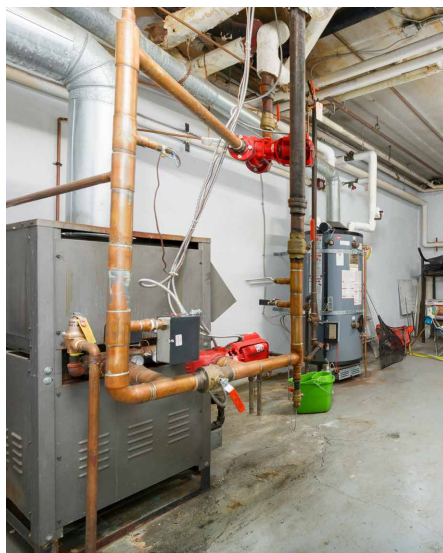


OPPORTUNITY

Westlin Apartments offers an exceptional opportunity to acquire a well-maintained 14 unit rental building in one of Vancouver's most sought after neighborhoods. Situated just steps from Kitsilano Beach, West 4th Avenue shops, and vibrant local amenities, this property combines unbeatable location appeal with strong long-term upside. Built in 1953, the building sits on a quiet, tree lined street and features a mix of spacious, tastefully updated suites that attract high-quality tenants. The property includes 6 enclosed parking stalls and two secure storage rooms, offering rare convenience for tenants in this desirable beachside area. With a solid structure, many continuous upgrades and consistent rental income, this property offers excellent repositioning potential through gradual tenant turnover, allowing for suite upgrades and rent optimization. The charm of mid-century architecture paired with modern improvements makes this an ideal hold for investors looking to enhance value over time.

PROPERTY DETAILS

Legal	PL VAP848 LT 4 BL 203 DL 526 AMENDED LOT 4 (SEE 259273L)
PID	011-751-461
Zoning	RM4 - Multiple Dwelling
Lot Size & Dimensions	9,007 SF 75' x 120'
Construction	3 Storey + Penthouses (Woodframe)
Year Built	1953
BC Assessment (2025)	\$5,973,000
Property Taxes (2025)	\$18,961.40
Asking Price	\$5,995,000



INVESTMENT HIGHLIGHTS



Below Market Rents

Below market rents providing the purchaser with great upside opportunity upon tenant turnover.



Suite Mix

Mix of 10 One-Bedroom, 2 Two-Bedroom and 2 Two-Bedroom Penthouse Units



Low Vacancy

The immediate region has an extremely low 1.0% vacancy rate as per the CMHC 2024 data.



Location

Close to a number of city amenities, parks, schools and transit, with easy access to main arteries all while being surrounded by beautiful greenery.



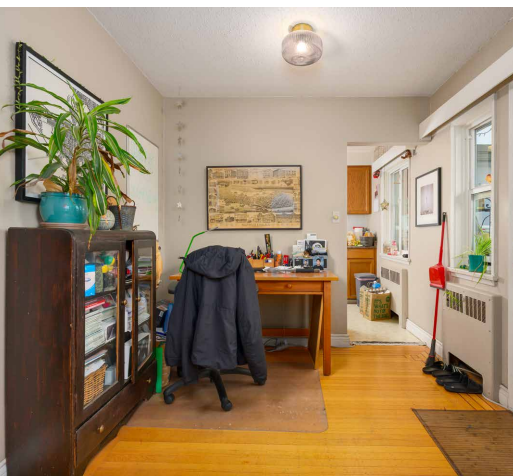
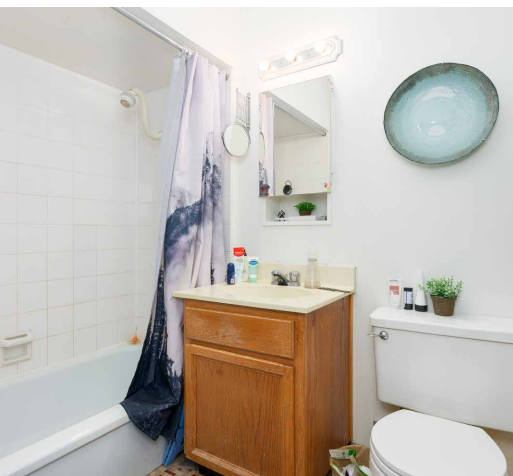
Strong Market Fundamentals

Westlin Apartments is located in the vibrant Kitsilano area and is well positioned to benefit from the regions low vacancy rates, healthy population, upward pressure on rents and future development potential.



Active Repair and Maintenance by Existing & Previous Ownership

Well maintained building with continual capital expenditures. Completely re-piped (2002), Oil Tank Removed (2008), Exterior Windows (2010), Full Copper Wiring Replacement, Boiler (2005), Hot Water Tank (2016)



UNIT SUMMARY

Unit Type	1 Bedroom	2 Bedroom	2 Bedroom + PH
Total Units	10	2	2
Current Avg. Rent	\$1,682	\$1,864	\$2,050
Potential Market Rent	\$2,250	\$3,000	\$3,250
% Below Market	33%	61%	59%

Walk Score

Bike Score

Transit Score



94



87



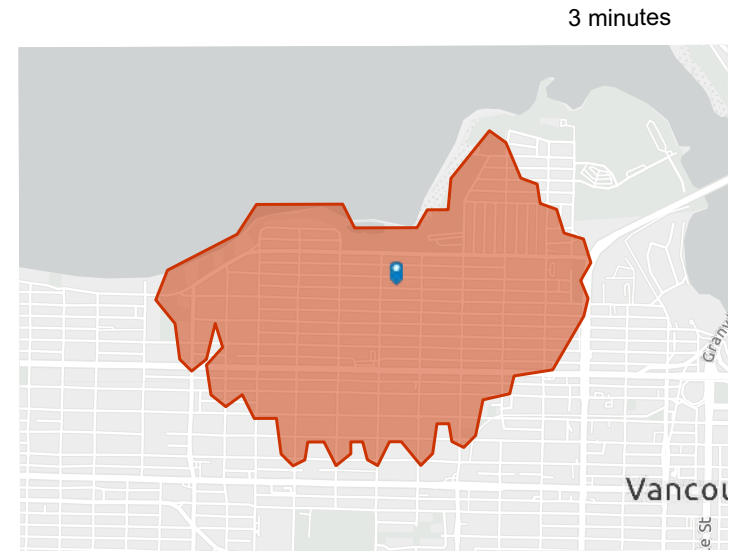
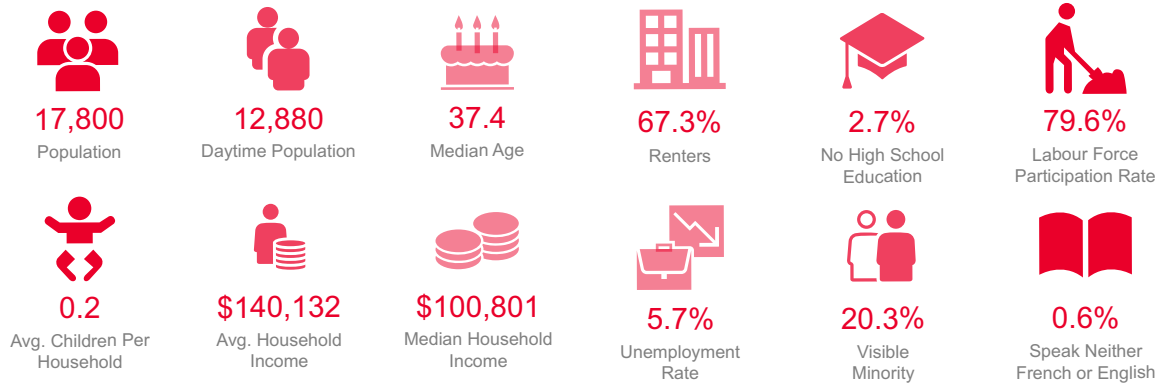
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LEGEND

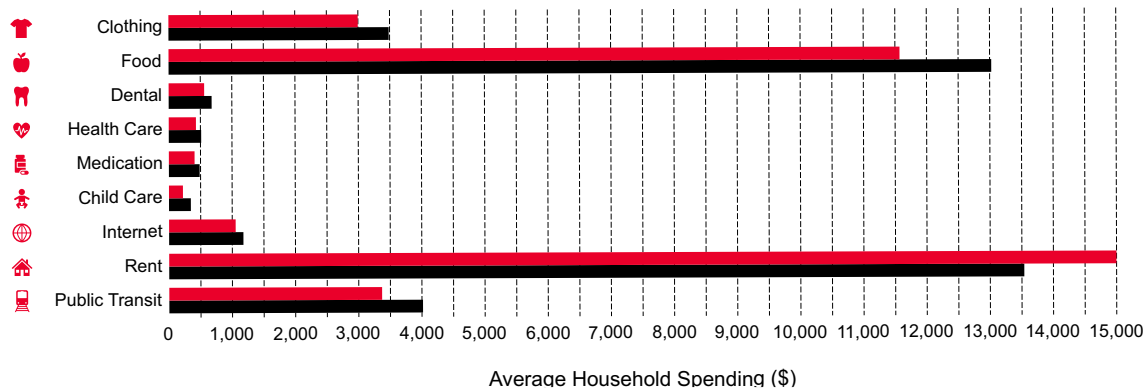
- 1 Kitsilano Beach
- 2 Vancouver Maritime Museum
- 3 Museum of Vancouver
- 4 Henry Hudson Elementary
- 5 Kits Cafe
- 6 Chewies Oyster Bar
- 7 Burrard Street Bridge
- 8 Sunset Beach Park



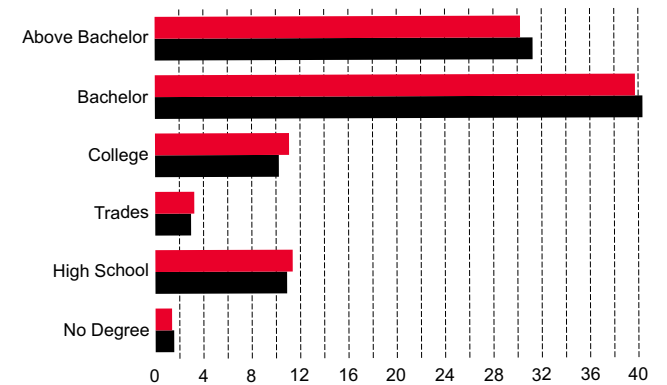
DEMOGRAPHICS & SPENDING (3 MINS DRIVE)




HOUSEHOLD SPENDING



EDUCATIONAL ATTAINMENT





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