

PRICE  
REDUCED

**NAI APARTMENTS**

**NAI**Commercial



**FOR SALE**

## 17-Unit Apartment Building in Renfrew Heights

3040 NANAIMO STREET, VANCOUVER, BC

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\*Personal Real Estate Corporation





## Property Overview

NAI Apartments is pleased to offer the opportunity to acquire a 17-unit apartment building.

## Summarized Rent Roll

### Average Rents:

Studio	\$492/month
1-Bedroom	\$1,081/month
2-Bedroom	\$1,201/month

### Annual Income:

Net Operating Income	\$150,554
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 **Request access to the data room for rent roll**

## Investment Highlights and Building Upgrades



### Coveted Location:

Close to schools, parks and Trout Lake.



### Recent Improvements:

New windows, recently painted exterior and common areas. Updated plumbing. New hot water tanks.

## Salient Details

### Legal Description:

Lot 3, Block U, Plan Vap11660, District Lot Thsl, Section 45, New Westminster Land District

**PID:** 006-913-652

**Lot Size:** 9,606 SF  
(80.02' x 120.05")

**Zoning:** RM-3A

**Year Built:** 1959

**Property Taxes:** \$14,731 (2024)

<b>Suite Mix:</b>	Studio	2*
	1-Bedroom	12
	2-Bedroom	3
	<b>Total</b>	<b>17</b>

\*1 Unauthorized

**Parking:** 9 surface stalls

**Price:** \$6,300,000  
**\$6,180,000**

**NAIAPARTMENTS.CA**









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