FOR SALE

Roddington Apartments
3636 Fraser Street, Vancouver, BC

Opportunity to acquire a 13-unit character style rental apartment building ideally positioned on vibrant Fraser Street in Vancouver's Kensington-Cedar Cottage neighbourhood

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AVISON YOUNG

PROPERTY DETAILS

PROPERTY ADDRESS
3636 Fraser Street, Vancouver, BC

PIDS
010-748-857 & 010-748-873

LOT SIZE
6,353 sf (54.15' x 122')

ZONING
RT-2 - Two-Family Dwelling

NEIGHBOURHOOD
Kensington Cedar Cottage

YEAR BUILT
1910

STOREYS
3

TOTAL NET RENTABLE AREA
8,150 sf

RENTAL UNITS
13*
*including one non-conforming unit

AVERAGE UNIT SIZE
627 sf

SUITE MIX

Studio	1
1 Bed	6
1 Bed + Den	4
2 Bed	2
Total	13

PARKING
12 surface stalls

FINANCING
Treat as clear title

SALE STRUCTURE
Asset sale

STABILIZED NET OPERATING INCOME
$251,738 per annum

PRICING GUIDANCE
$5,100,000 (4.94% cap rate)

Opportunity

The Avison Young Multi-Family Team is pleased to present the opportunity to acquire Roddington Apartments, a three-storey rental building located at 3636 Fraser Street, Vancouver, BC (the "Property"). The Property comprises 13 suites with a desirable mix, including a unique artist live/work studio loft, one-bedroom, one-bedroom + den, and two-bedroom layouts. Upgrades include thermal windows, rebuilt structural and safety systems, individual hot water systems, and a new storage locker room.

Prominently positioned along vibrant Fraser Street in Kensington–Cedar Cottage, the Property offers exceptional access to local shops, restaurants, parks, and transit.

This offering represents a rare opportunity to acquire an income-generating rental apartment building that combines strong in-place cash flow and long-term value growth in one of Vancouver's most sought after neighbourhoods.

Investment highlights

- Unique rental building in Vancouver's Kensington–Cedar Cottage neighbourhood with character-rich design and modernized systems

- 13 thoughtfully configured suites, maximizing tenant appeal and versatility

- Large artist studio with dramatic loft style ceiling heights, generating additional rental income

- Exceptional Fraser Street exposure with immediate access to cafés, boutique retail shops, parks, and convenient transit

- On-site conveniences including 12 surface parking stalls and large storage units supporting tenant retention

- Income generating asset offering strong cash flow with upside potential in one of the city's most sought-after neighbourhoods

Rental unit summary

Unit Type	Unit Count	Avg Size (SF)	Avg Actual Rent	Avg Actual Rent PSF	Avg Market Rent	Avg Market Rent PSF
Studio*	1	750	$2,250	$3.00	$2,250	$3.00
1 Bed	6	588	$1,771	$3.03	$1,950	$3.33
1 Bed + Den	4	619	$2,137	$3.46	$2,500	$4.05
2 Bed	2	700	$2,944	$4.21	$2,950	$4.21
Total	**13**	**627**	**$2,101**	**$3.35**	**$2,296**	**$3.66**

*Non-conforming unit

As of September 2025

SUBJECT PROPERTY

Location overview

Situated along the vibrant Fraser Street corridor in Vancouver's Kensington–Cedar Cottage neighbourhood, the Property offers exceptional access to one of the city's most dynamic communities. Residents are steps from a diverse mix of cafés and restaurants, including Savio Volpe, Les Faux Bourgeois, Bells & Whistles, Bonjour Vietnam, Chez Céline, Zab Bite and Prado Café as well as boutique shops, grocery stores, and essential services, all within a highly walkable setting.

The area attracts young professionals, families, and long-term renters, drawn by its unique blend of heritage charm and modern urban energy. Green spaces such as John Hendry (Trout Lake) Park and Kensington Park provide recreational opportunities, while frequent nearby bus routes offer convenient connectivity across the city.

With its amenity-rich location, strong community appeal, and excellent transit access, Roddington Apartments represents an excellent opportunity to invest in a high-demand neighbourhood with enduring tenant appeal and long-term growth potential.

RESTAURANTS & CAFÉS

1. Napoletana Pizza Restaurant
2. Good Sushi
3. Bonjour Vietnam Bistro & Cocktail Bar
4. Earnest Ice Cream | Fraser St
5. Slo Coffee
6. Egg & Co.
7. Chez Céline
8. Mishmish
9. Le Marché St. George
10. Prado Café
11. Nammos Estiatorio
12. Ama Bar
13. Bâtard Bakery
14. Bar Bravo
15. JJ Bean Coffee Roasters
16. Carano
17. Savio Volpe
18. Matchstick
19. Les Faux Bourgeois

SHOPPING & AMENITIES

1. Centrepoint Mall
2. Mountainview Liquor Store
3. Heirloom Florals
4. Dollarama
5. No Frills
6. Shoppers Drug Mart

SCHOOLS

1. Saint Patrick Regional Secondary School
2. St. Patrick Elementary School
3. Simon Fraser Elementary School
4. Florence Nightingale Elementary School
5. David Livingstone Elementary School
6. Sir Charles Tupper Secondary School
7. Charles Dickens Elementary School
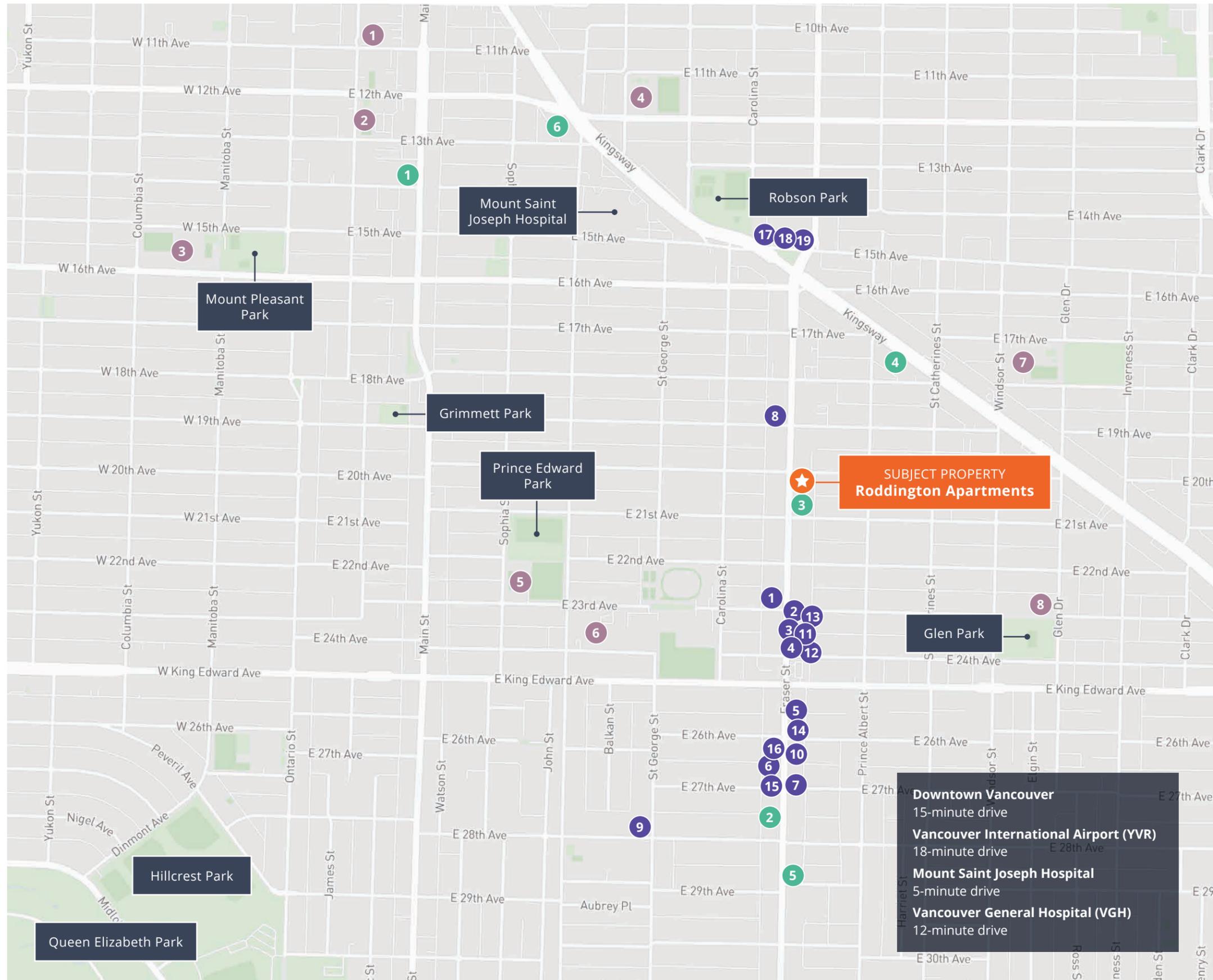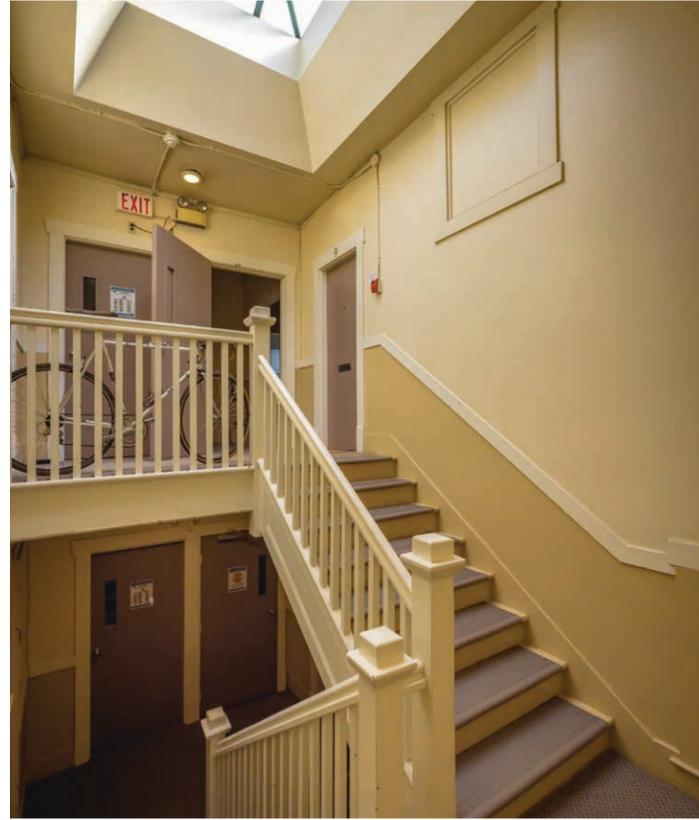8. Dickens Annex

WALK SCORE	BIKE SCORE
95	**81**
WALKER'S PARADISE	VERY BIKEABLE

SUBJECT PROPERTY
Roddington Apartments

Mount Saint Joseph Hospital

Robson Park

Mount Pleasant Park

Grimmett Park

Prince Edward Park

Glen Park

Hillcrest Park

Queen Elizabeth Park

Downtown Vancouver
15-minute drive

Vancouver International Airport (YVR)
18-minute drive

Mount Saint Joseph Hospital
5-minute drive

Vancouver General Hospital (VGH)
12-minute drive

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BEST MANAGED COMPANIES
CANADA
Platinum member

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