



2464 W 1st Ave

2464 W 1st Ave, Vancouver, BC V6K 1G6

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\$5,238,000

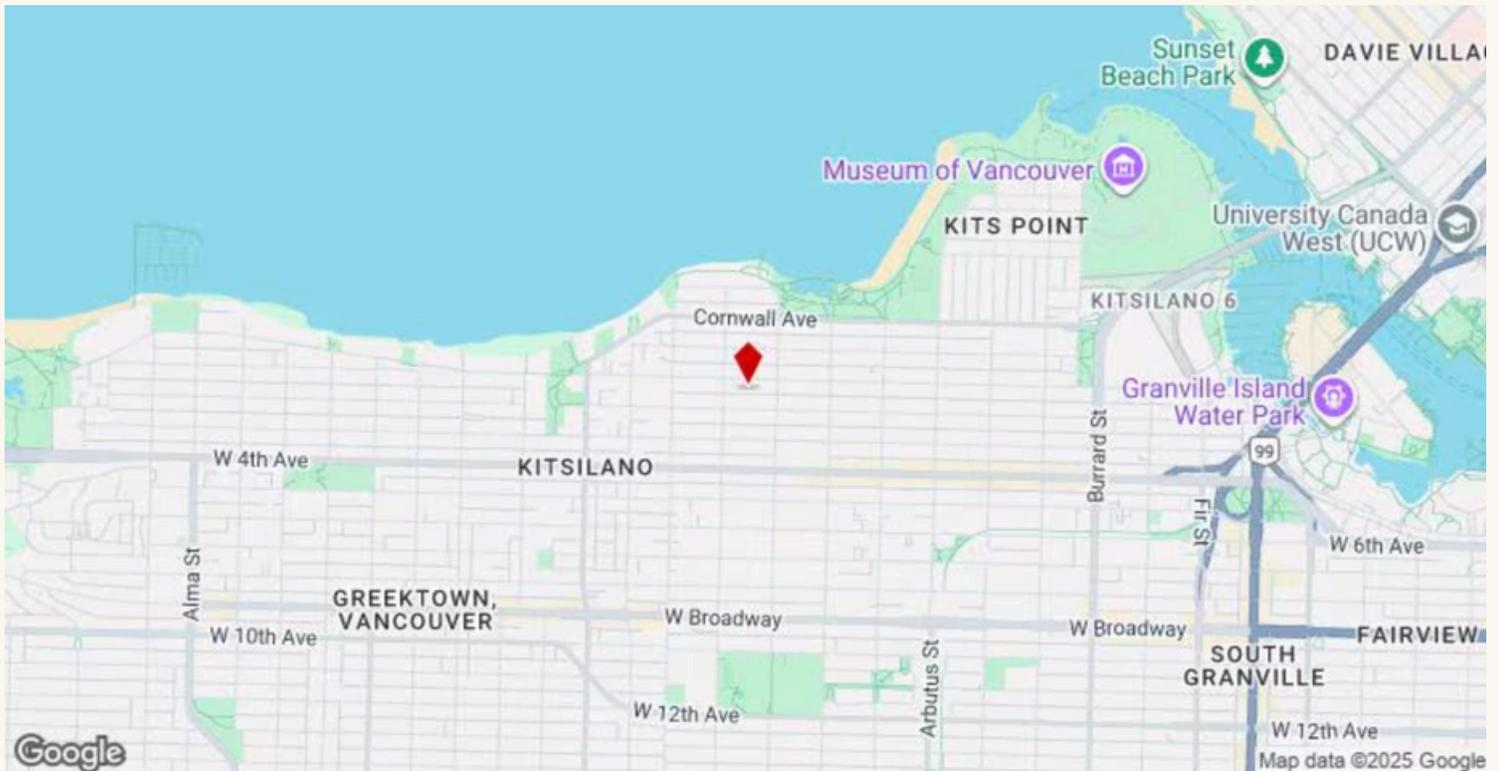
Kits beach 11 unit walkup apartment building including penthouse, only 2 blocks from from kits beach and pool. Panoramic views from the upper units and penthouse. 5 units and penthouse are presently untenanted allowing you to choose your own tenants at current market rents.

- Just two blocks from Kits Beach and pool, offering tenants easy access to Vancouver's most iconic waterfront and vibrant neighborhood amenities.
- Upper units and the one-bedroom penthouse with private deck boast stunning panoramic views, plus a shared rooftop deck for tenants to enjoy.
- Five units and the penthouse are currently vacant, giving you the flexibility to select tenants at current market rates and optimize rental income.
- Projected 4%+ CAP rate, minimal ongoing expenses, and a well-maintained building with recent upgrades: units feature newer cabinets, double-glazed vinyl windows (2012), hardwood floors, modern fixtures, balconies, and 4 parking spaces off the back lane.

Price:	\$5,238,000
No. Units:	11
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Mid Rise
Year Built:	1958
No. Stories:	4
Sale Type:	Investment
Cap Rate:	4.07%
Parking Ratio:	0.51/1,000 SF

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	11	Negotiable	600



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