

Opportunity

Park Drive presents a rare opportunity for a non-profit housing provider to acquire a newly constructed, Passive House-designed rental building in the heart of Vancouver's Grandview-Woodland neighbourhood. Located at 1680 Adanac Street, this high-quality, purpose-built asset is nearing occupancy and is being offered entirely vacant, giving the incoming operator full flexibility to lease up the building in alignment with their housing mandate and community priorities.

Approved under the City of Vancouver's Rental 100 program, Park Drive delivers long-term secured rental housing in a highly livable and connected neighbourhood. The building features a well-balanced mix of studio, one-, two-, and three-bedroom homes, along with ground-floor commercial space that supports community-serving uses and contributes to income diversification.

Built to Passive House standards, the project offers exceptional energy efficiency, reduced operating costs, and enhanced tenant comfort supporting long-term affordability and environmental performance.

Adding further appeal, the opportunity comes complete with attractive assumable CMHC-insured financing, streamlining the acquisition process and enhancing financial viability for qualified operators.

Ideally situated close to transit, schools, shops, and services, Park Drive is exceptionally well-positioned to support inclusive, sustainable housing outcomes in one of Vancouver's most vibrant communities. This is a unique opportunity to acquire a fully vacant, newly built rental asset—without the risks or delays of redevelopment or repositioning.







Salient Details

Address

1680 Adanac Street, Vancouver, BC

PID

031-449-310

Year Built

2025

Lot Size

10,736 sf (88'x122')

Construction

6 Storey Wood-Frame Passive House Design

38 Residential Units

3-Bachelor, 16-1 Bedroom, 15-2 Bedroom, 4-3 Bedroom

3 Commercial Retail Units

Net Rentable sf

Net Rentable: 29,188 sf Residential: 25,670 sf Commercial 3,518 sf

Laundry

In-suite Washer & Dryers in All Units

Bike Storage

56 Bicycle Stalls

Parking

23 Underground Parking Stalls

List Price

Contact Listing Agents

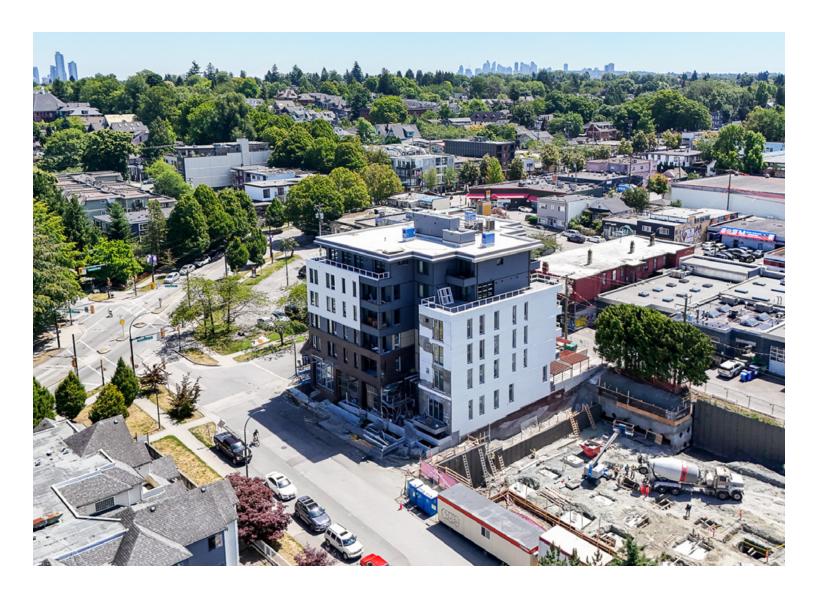
Title

Bare Trust

Offering Process

Access to the online data room is available upon execution of the digital Confidentiality Agreement.

CA & Data Room



Investment Highlights



Fully Vacant, Newly Built Rental Asset

Purpose-built under the City's Rental 100 program and nearing occupancy, ready for immediate lease-up.



Prime East Vancouver

Located in Grandview-Woodland, steps from transit, parks, schools, and Commercial Drive amenities.



Designed for Long-Term Affordability

Passive House construction ensures superior energy efficiency, reduced operating costs, and resident comfort.



Income Growth Potential

Under the Rental 100 program, unrestricted market rents can be achieved upon turnover of the initial tenancy, supporting longterm revenue growth.



Secure long-term, insured financing enhances acquisition feasibility and financial stability.

Building Highlights

- Purpose-Built Rental: Newly constructed under the City's Rental 100 program, offering a high-quality, long-term rental asset.
- Passive House Design: Built to rigorous standards for exceptional energy efficiency, thermal comfort, and reduced operating costs.
- **Self-Contained Homes:** All suites include full appliance packages with dishwashers and in-suite laundry, plus large flex rooms for added versatility.
- **Expansive Outdoor Living:** Select units feature oversized patios with unobstructed views of the city skyline and North Shore mountains.
- **Mixed-Use Format:** Ground-floor commercial space enhances community integration and income diversification.
- Amenities & Access: Central elevator, indoor amenity spaces on the ground and 5th floors, and secure underground parking.
- **Cyclist-Friendly:** Includes secure bike storage for resident convenience and active transportation.
- **Prime East Vancouver Location:** Situated in Grandview-Woodland, steps to transit, parks, schools, and the amenities of Commercial Drive.

Unit Sizes

Residential

Unit Type	# of Units	Average Size
Bachelor	3	405 sf
1 Bedroom	16	533 sf
2 Bedroom	15	775 sf
3 Bedroom	4	1,078 sf

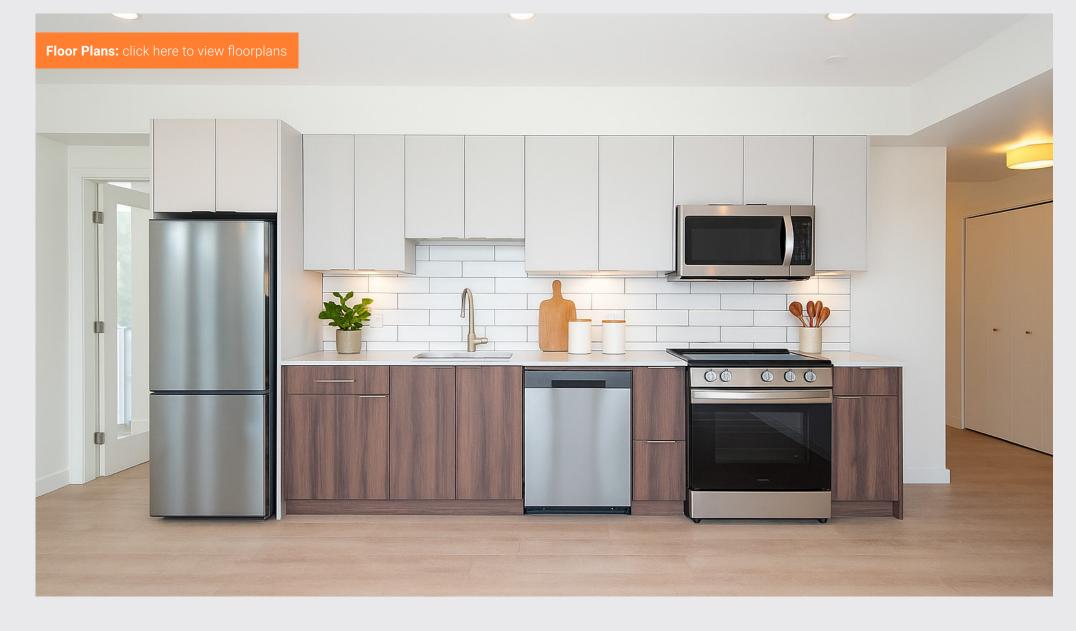
Commercial

Unit Type	Average Size
CRU 1	1,034 sf
CRU 2	1,271 sf
CRU 3	1,213 sf

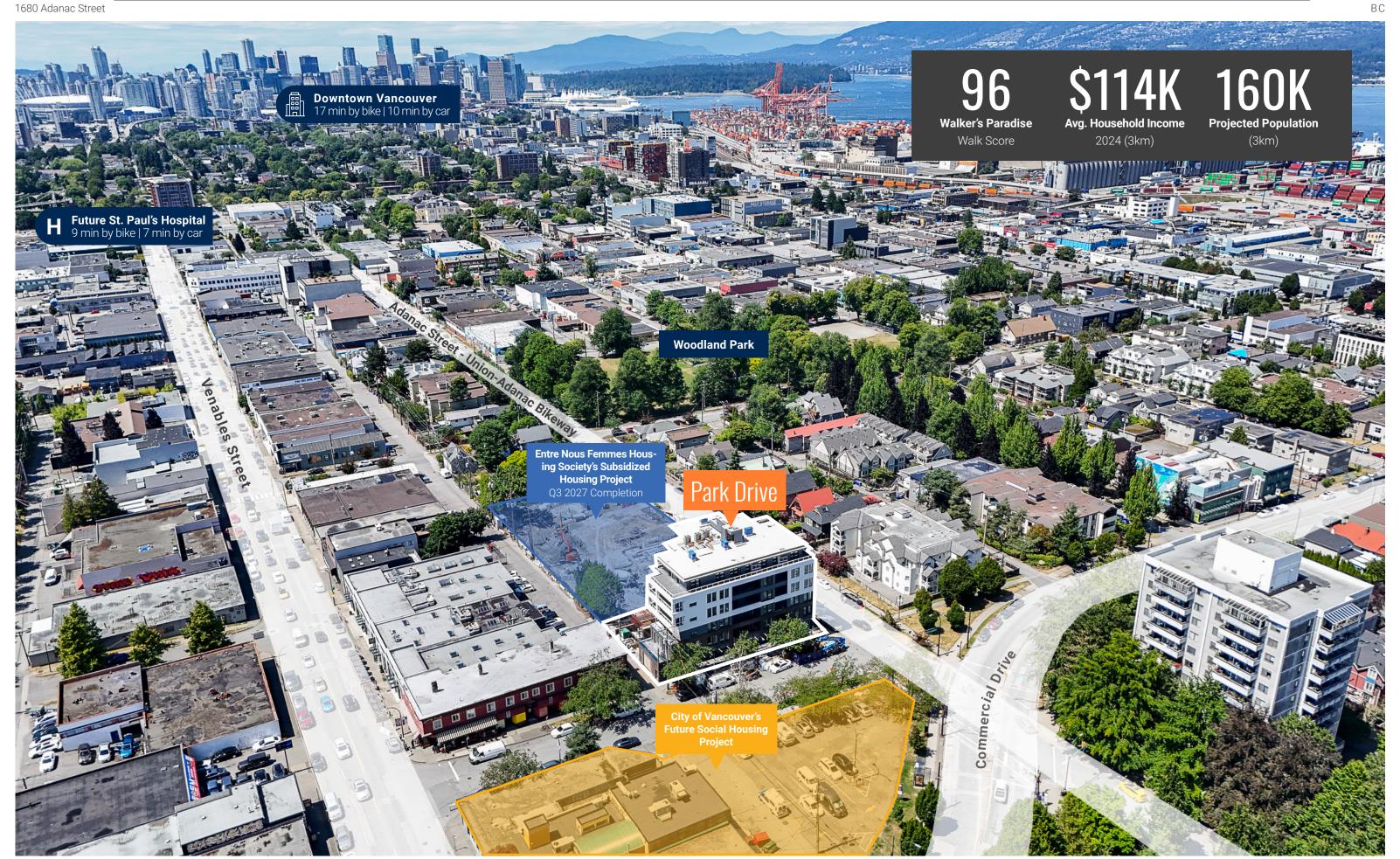








Vancouver





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