

FOR SALE
3837 OAK STREET, VANCOUVER



13 Unit Building in Shaughnessy Area of Vancouver's West Side



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OPPORTUNITY

To acquire a 13-unit apartment building in Vancouver’s exclusive Shaughnessy neighborhood, near schools, hospitals, and transit and retail amenities. The property is situated on a C-2 lot, offering future redevelopment potential.



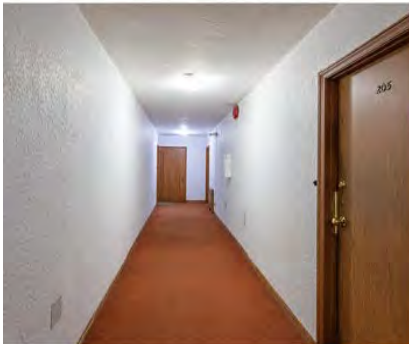
SALIENT DETAILS

CIVIC ADDRESS	3837 Oak Street, Vancouver, BC
LEGAL ADDRESS	LOT 1, BLOCK 68, PLAN VAP6710, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 2A
UNIT MIX	8 One Bedroom 5 Two Bedroom 13 Total
ZONING	C-2, 2.5 FSR allowable density
YEAR BUILT	1945
ASSESSED VALUE	\$6,592,000.00 (2020)
LOT SIZE	6,299 sq.ft. (60' x 105')
PROPERTY TAXES	\$18,772.10 (2020)
GROSS INCOME	\$234,875
NET OPERATING INCOME	\$185,616
ASKING PRICE	\$7,990,000

STREET, VANCOUVER, BC

BUILDING DESCRIPTION

A low-rise rental building with floor plates of approximately 6298 sq.ft., including 8 one-bedrooms suites and 5 two-bedroom suites. This well maintained property features a new torch-on roof done in 2018, an intercom system, smoke and heat detectors, boiler furnace, 2 hot water tanks, double glazed windows in 2013, and 8 storage lockers.



LOCATION

Located in Shaughnessy, the most desirable neighbourhood of Vancouver, the property is in close proximity to the King Edward Canada Line Station, and many top schools (York House, Little Flower Academy, Emily Carr Elementary and Shaughnessy Elementary). The property is also steps away from parks, multiple transit lines, cafes and the King Edward Shopping Centre with Safeway, TD Bank and other shops and restaurants.

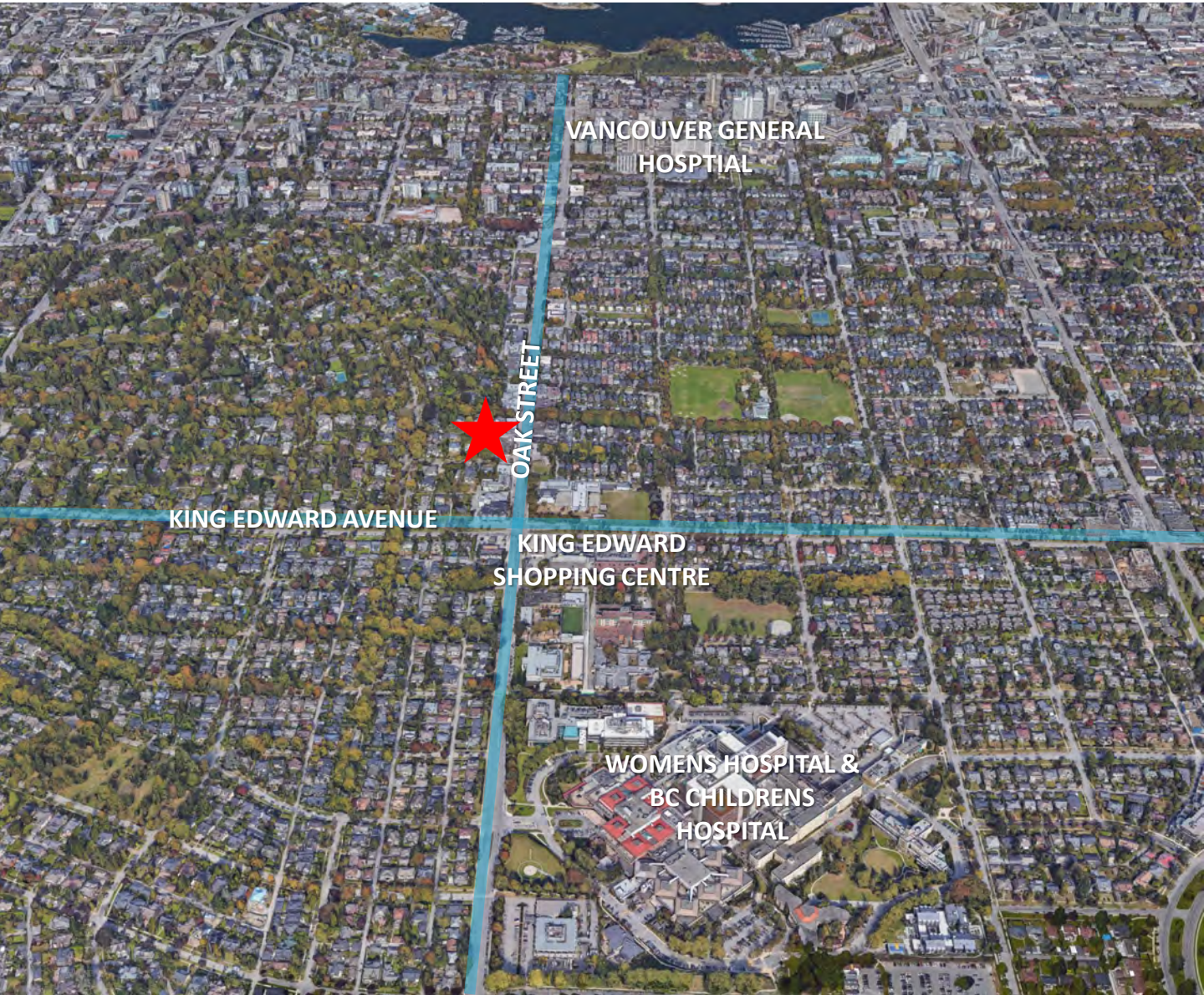


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For additional information, please contact:

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