

FOR SALE

ALDERA APARTMENTS

1215 W. 13th Avenue, Vancouver

20 Unit South Granville Apartment Building



- Excellent South Granville location near retail and transit amenities
- 100' x 125' Corner lot in desirable South Granville area
- Large character suites
- Penthouse unit with rooftop deck



Christine Leung

Personal Real Estate Corporation
TRG Commercial Realty Ltd.
604.644.9379
cleungcommercial@gmail.com

Brett Aura

Personal Real Estate Corporation
TRG Commercial Realty Ltd.
604.787.7746
brett.aura@trgcommercial.ca

OPPORTUNITY

The Aldera Apartments is a 20-unit, 3-storey plus penthouse wood-frame apartment building with a frontage of 100 x 125 feet on a corner lot at West 13th Avenue and Alder Street in the beautiful and popular Westside South Granville neighbourhood.

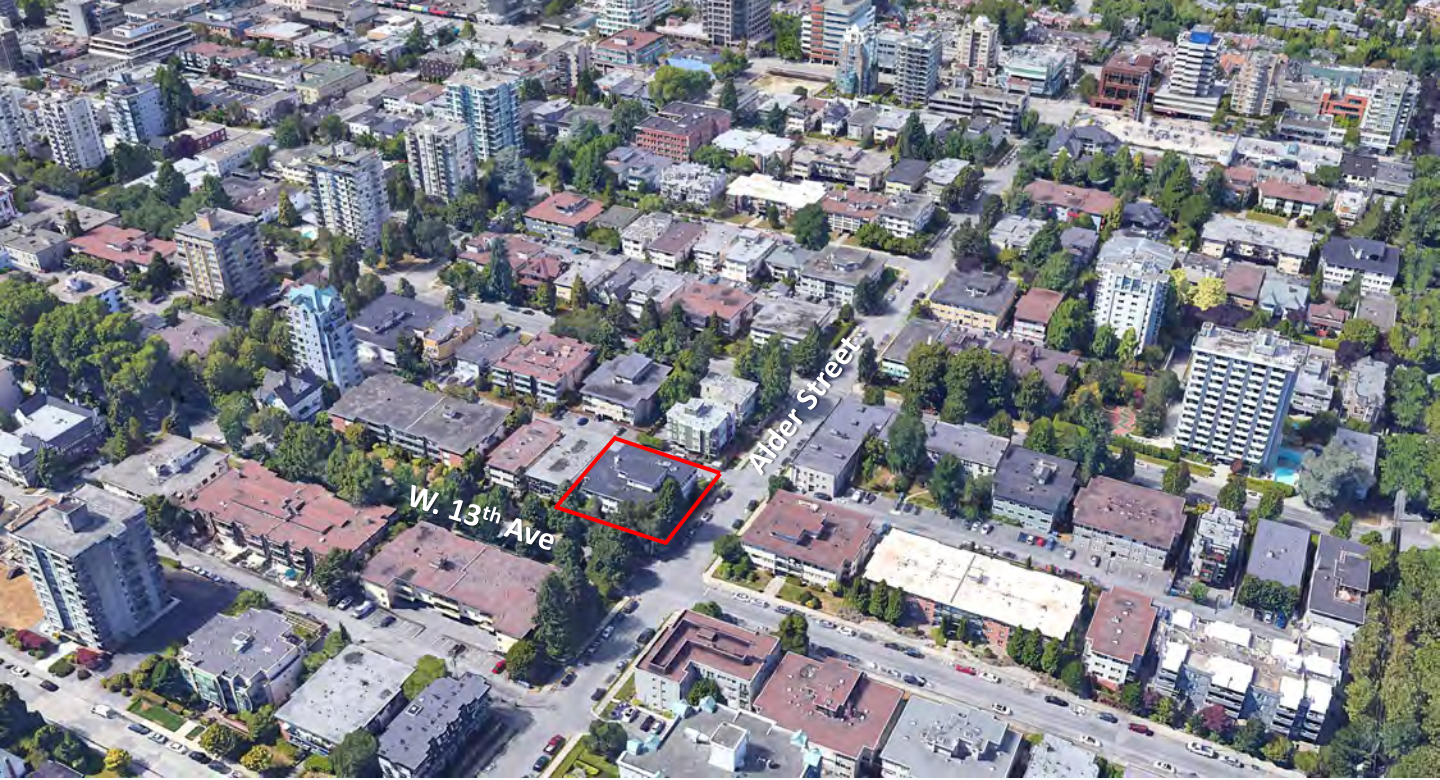
The subject property is located at the corner of Alder Street and West 13th Avenue, in Vancouver, BC. Alder Street is located east of Granville Street and west of Oak Street, the two major north-south arterial routes connecting downtown Vancouver with the City of Richmond and the Vancouver International Airport. Oak Street also connects to Highway 99 South which provides access to the Canada/US Border. The high-end South Granville shopping district with its many shops and restaurants is a short walk away to the west. Also in the immediate vicinity are schools, parks and the Vancouver General, Grace, Shaughnessy, and Mount St. Vincent's hospitals.



BROADWAY SUBWAY LINE AND PLAN

The property is situated in the Broadway Corridor Plan Study Area, close to the Granville-Broadway SkyTrain Station for the now under construction Broadway Line subway. The City is undertaking a two year planning program in order to devise a new Area Plan anticipated for Council's consideration in late 2021. The plan will focus on opportunities to integrate development around the Millennium Line Broadway Extension among other key goals.





SALIENT DETAILS

CIVIC ADDRESS	1215 W. 13 th Avenue, Vancouver
LEGAL ADDRESS	Lot C Sec 3 27346, LT 1/2 BLK 413 DL 526 LD 36 PLAN 4831. PID #: 011-303-123
UNIT MIX	4 Bachelor 8 One Bedroom 7 Two Bedroom <u>1 One Bedroom Penthouse</u> 20 Total
ZONING	RM-3
PROPERTY TAX (2020)	\$26,753.50
LOT SIZE	12,500 sf (100' x 125')
PARKING	10 surface stalls at rear
GROSS BUILDING AREA	15,254 sf
NET ANNUAL INCOME	Additional information available upon signed Confidentiality Agreement
PRICE	\$10,980,000

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WALK TIMES TO:

BUS STOP	2 min
WEST BROADWAY	5 min
GRANVILLE SHOPPING	10 min
VGH	10 min

For additional information, please contact:

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Walk Score

86

Very Walkable

Most errands can be accomplished on foot.

Transit Score

80

Excellent Transit

Transit is convenient for most trips.

Bike Score

97

Biker's Paradise

Daily errands can be accomplished on a bike.

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