

FOR SALE

2043 Stainsbury Avenue

Vancouver, BC

8-Unit Apartment in Vancouver's
Grandview Neighbourhood



PROPERTY HIGHLIGHTS

- » 35' x 96.67' lot
- » Ample Rental Upside
- » Potential future development opportunity
- » RS-1 Zoning

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Macdonald
COMMERCIAL

2043 STAINSBURY AVENUE

Vancouver, BC

THE OPPORTUNITY

To acquire an 8-unit apartment building centrally located in Vancouver's Grandview neighbourhood. The property offers a significant upside in rents, along with the potential for future redevelopment if a purchaser were to assemble two vacant neighbouring properties owned by the City of Vancouver.

LOCATION

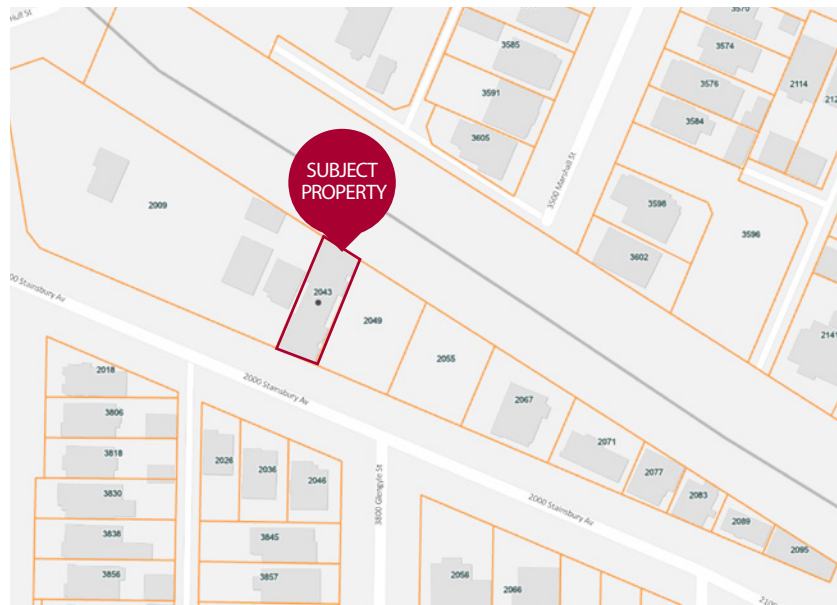
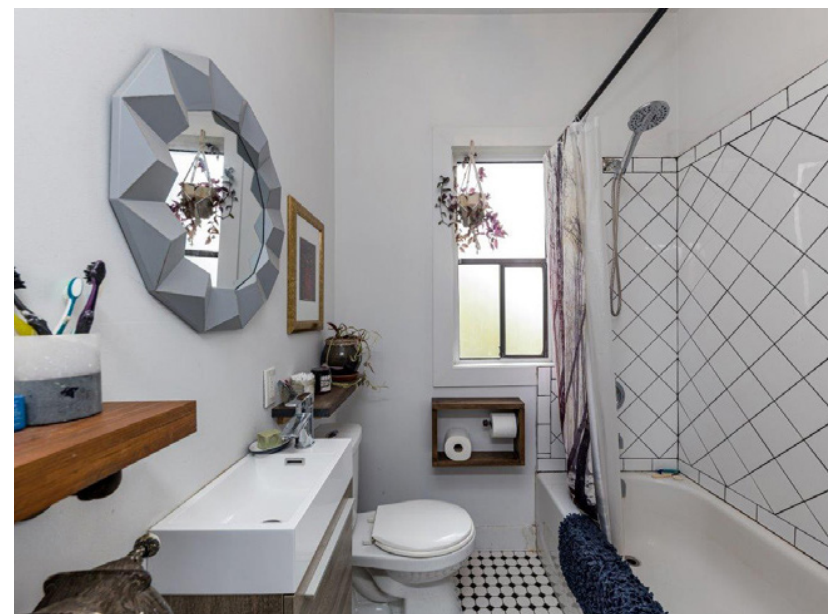
The subject property is located along Stainsbury Avenue, just east of Victoria Drive. Desirable Trout Lake and John Henry Park are a short walk from the property, as well as the Trout Lake Community Centre. The property is also within a short walk of the Nanaimo Skytrain Station, providing easy access to Downtown Vancouver and Vancouver International Airport.

IMPROVEMENTS

Built in 1910, this wood-frame apartment complex comprises eight 1-bedroom residential rental units.

⚠ IMPORTANT NOTICE

Please do not disturb tenants. Tours of the property will be arranged for the Buyer.



PROPERTY SUMMARY

CIVIC ADDRESSES

2043 Stainsbury Avenue, Vancouver, BC

ZONING

RS-1 Zoning

LEGAL DESCRIPTION

LOT 9, BLOCK 6, PLAN VAP1976, DISTRICT LOT 195, NEW WESTMINSTER LAND DISTRICT, AMD, (EXP PL 8090), TO BLK 8.

PID

014-138-336

GROSS TAXES (2022)

\$6,288.90

TENURE

Property to be delivered free and clear of all financial encumbrances.

PRICE

\$2,050,000.00

FINANCIALS

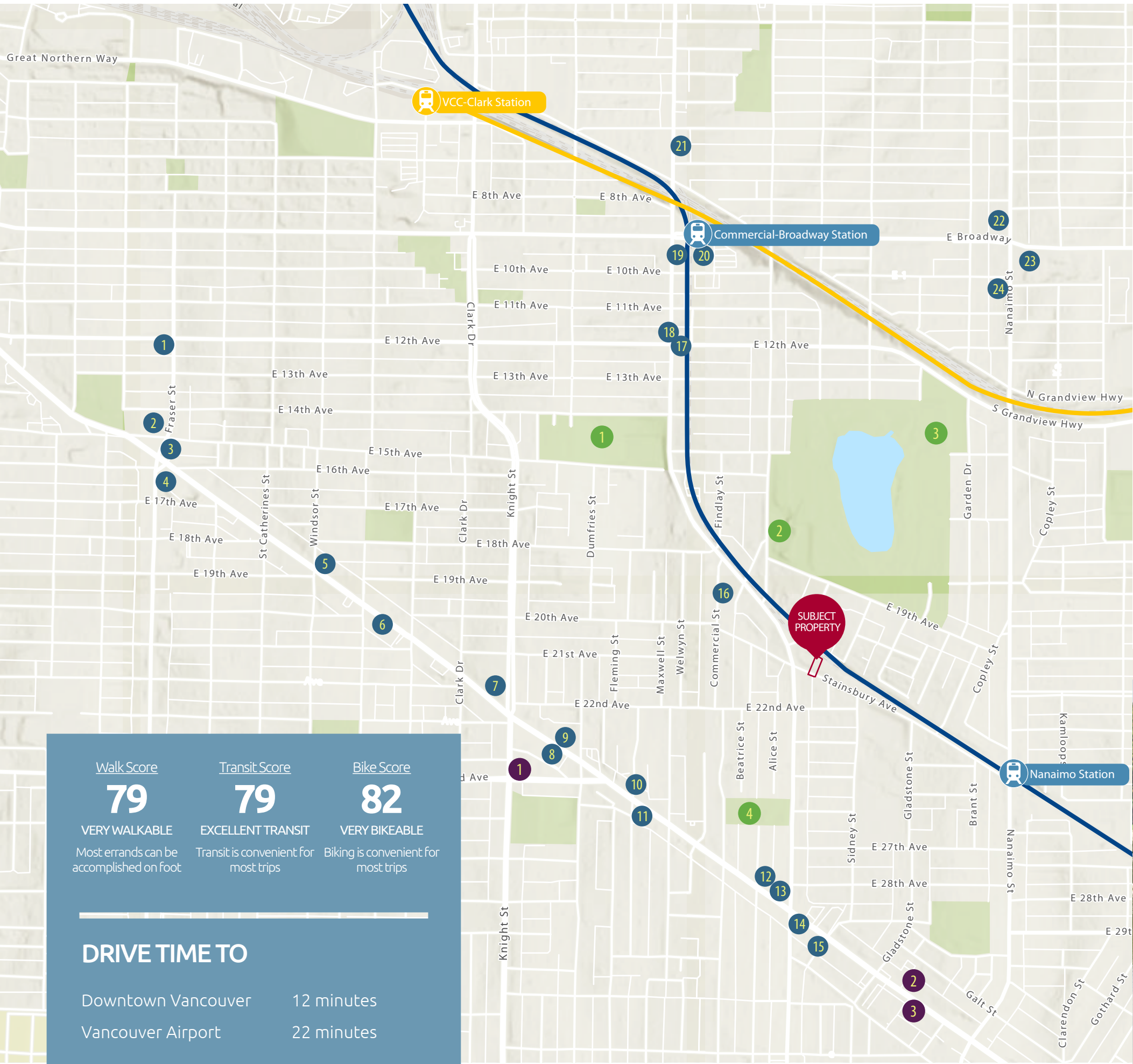
Rent Roll

UNIT	Term	Unit Size (sq. ft.)	Monthly Rent
1	Mth-Mth	630	\$1,048.45
2	Mth-Mth	630	\$794.62
3	Mth-Mth	630	\$795.89
4	Mth-Mth	630	\$824.34
5	Mth-Mth	630	\$833.28
6	Mth-Mth	630	\$822.28
7	Mth-Mth	630	\$853.80
8	Mth-Mth	630	\$824.34
Total		5,040	\$6,797.00

Expenses

Year Ended December 31st, 2022

EXPENSES	2022
Insurance.....	\$9,359.00
Maintenance & Repairs	\$3,684.46
Office Expenses	\$1,284.48
Property Taxes.....	\$6,288.90
Utilities.....	\$7,568.16
Other.....	\$3,605.80
Management (3.5%)	\$\$2763.32
Total Expense.....	\$34,554.12



AMENITIES

CAFÉS / RESTAURANTS

- | | |
|---|--------------------------------------|
| 1. Catoro Cafe | 13. Pho Duy Restaurant |
| 2. Osteria Savio Volpe | 14. The Tipper Restaurant |
| 3. Straight Outta Brooklyn NYC Pizzeria | 15. Zamzam Grill |
| 4. Bells & Whistles Fraser | 16. Collective Goods Bistro & Grocer |
| 5. Shilla Korean Restaurant | 17. ChongQing |
| 6. Dosa World Vegetarian Restaurants | 18. The Burrow |
| 7. Falafel Café | 19. McDonald's |
| 8. White Spot | 20. Starbucks |
| 9. Pink Peppercorn Seafood House | 21. B House Restaurant |
| 10. MỸ CHÂU Restaurant | 22. Bon's Off Broadway |
| 11. Shiok Singaporean Cuisine | 23. Ruka Coffee |
| 12. Green Lettuce | 24. Boteco Brasil |

SHOPPING

1. Save-On-Foods
2. Dollarama
3. T&T Supermarket

PARKS / RECREATION

1. Clark Park
2. Trout Lake Community Centre
3. Joh Hendry Park (Trout Lake Park)
4. Brewers Park

— Expo Line — Millennium Line

Walk Score	Transit Score	Bike Score
79	79	82
VERY WALKABLE	EXCELLENT TRANSIT	VERY BIKEABLE
Most errands can be accomplished on foot	Transit is convenient for most trips	Biking is convenient for most trips

DRIVE TIME TO

Downtown Vancouver	12 minutes
Vancouver Airport	22 minutes



Trout Lake

FOR MORE INFORMATION, PLEASE CONTACT:

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Trout Lake