

**FOR SALE**

**Upside Rent Potential**

**2404 - 2420  
Guelph Street  
Vancouver, BC**

—  
20 Unit Multi-Family Apartment  
in Mount Pleasant



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\* Personal Real Estate Corporation



# 2404 - 2420 GUELPH STREET

Vancouver, BC

## LOCATION

The property is located on the southeast corner of Guelph Street and East 8th Avenue in Mount Pleasant neighbourhood in the City of Vancouver.

## OVERVIEW

The subject property is a 20-unit wood frame low-rise rental apartment building built in 1912 designated Vancouver Registered Heritage B.

Corner lot improved on a 66' x 122' (8,052 SF) zoned RM-4 the building comprises a suite mix of 17 one-bedrooms, 3 two-bedrooms on a 3 story building and laneway house.

## PROPERTY INFORMATION

### LEGAL DESCRIPTION

LOT A, BLOCK 121, PLAN VAP185, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, (SEE 436772L) & PL 1771

PID	LOT SIZE	ZONING
015-675-131	8,052 SF	RM-4

### SUITE MIX

1 Bedroom	17
2 Bedroom	3
<b>TOTAL</b>	<b>20</b>

### FEATURES

Laundry room and storage room

### FINANCING

Treat as clear title

### ASSESSMENT

Land	\$3,502,000
Improvement	\$2,562,000
<b>TOTAL</b>	<b>\$6,064,000</b>

TAXES 2022	PRICE PER UNIT
\$17,140.70	\$447,500

### PRICE

Contact listing agents



# RENT ROLL

as at January 2023

SUITE	TYPE	ACTUAL RENT	POTENTIAL
<b>2404 GUELPH ST</b>			
A	2 bedroom	\$2,500	\$2,850
B	2 bedroom	\$2,195	\$2,850
C	1 bedroom	\$920	\$2,000
D	1 bedroom	\$876	\$2,000
E	1 bedroom	\$1,695	\$2,000
F	1 bedroom	\$1,069	\$2,000
G	1 bedroom	\$1,695	\$2,000
H	1 bedroom	\$997	\$2,000
I	1 bedroom	\$997	\$2,000
J	1 bedroom	\$1,795	\$2,000
K	1 bedroom	\$993	\$2,000
L	1 bedroom	\$1,795	\$2,000
M	1 bedroom	\$1,695	\$2,000
N	1 bedroom	\$944	\$2,000
O	1 bedroom	\$856	\$2,000
S	1 bedroom	\$820	\$2,000
R	1 bedroom	\$1,075	\$2,000
<b>2420 GUELPH ST</b>			
1	2 bedroom	\$2,500	\$2,850
2	1 bedroom	\$1,495	\$2,000
3	1 bedroom	\$1,088	\$2,000
<b>TOTAL</b>	<b>20 Units</b>	<b>\$28,001</b>	<b>\$42,550</b>



# INCOME & EXPENSE STATEMENT

Year Ended December 31st, 2023

## GROSS INCOME

Gross Rental .....	\$336,008
Laundry.....	\$2,400
Less vacancy at 0.5% & Bad Debt .....	(\$1,680)
<b>Total Gross Income.....</b>	<b>\$336,728</b>

## EXPENSES

Property Taxes.....	\$17,140
Licenses.....	\$1,680
Repair & Maintenance .....	\$8,922
Garbage .....	\$8,724
Misc/Advertising.....	\$1,052
Insurance.....	\$37,641
Utilities.....	\$29,212
Management.....	\$10,225
Caretaker/Security .....	\$1,157
<b>Total Expenses.....</b>	<b>\$115,753</b>

**Total Operating Income ..... \$220,975**

## CURRENT SITE CONFIGURATION

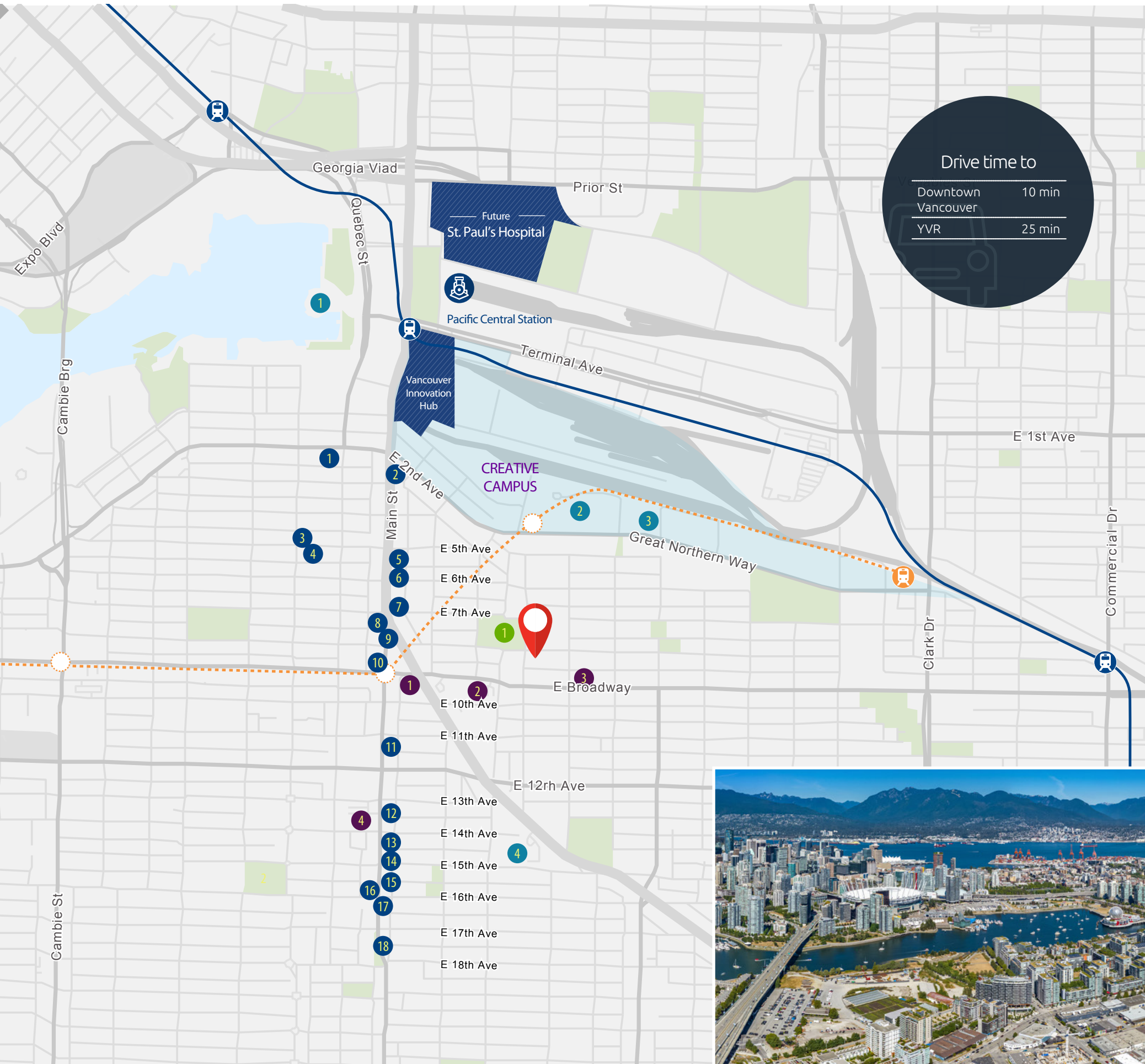
**17**

1 bedroom

**3**

2 bedroom





# NEARBY AMENITIES

## RESTAURANTS

1. Earnest Ice Cream
2. The Narrow Lounge
3. Purebread
4. Tacofino Ocho
5. Cartems Donuts
6. The Whip Restaurant & Gallery
7. Como Taperia
8. Fox Cabaret
9. Budgies Burritos
10. Fable Diner
11. Sing Sing
12. 49th Parallel Café
13. JJ Bean Coffee Roasters
14. Burgoo
15. Smitty's Oyster House
16. Toshi Sushi
17. Browns Crafthouse
18. Anh and Chi

## GROCERIES

1. Nesters Market
2. Buy-Low Foods
3. Kim's Mart
4. Save-On-Foods

## NOTABLE PLACES

1. Science World
2. Emily Carr University of Art + Design
3. Centre for Digital Media
4. Mount Pleasant Community Centre

## PARK

1. Guelph Park

### LEGEND

- FUTURE TRANSIT STATION
- BROADWAY SUBWAY PROJECT
- EXPO LINE STATION
- EXPO LINE

### Walk Score

**99**

WALKER'S PARADISE

Daily errands do not require a car

### Transit Score

**79**

EXCELLENT TRANSIT

Transit is convenient for most trips

### Bike Score

**96**

BIKER'S PARADISE

Daily errands can be accomplished on a bike





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FOR MORE INFORMATION, PLEASE CONTACT:

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**Macdonald**  
COMMERCIAL

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