

## Vancouver Coast + Mountains

	PRICE	UNITS	PRICE/UNIT	CAP RATE	
<b>BURNABY</b>					
7268 Balmoral St	\$16,240,000	56	\$290,000	3.5	
3940 Pender St	\$11,950,000	41	\$291,463	3.03	
6730 Sussex Ave	\$2,850,000	10	\$285,000	-	
6435 Royal Oak Ave	\$15,650,000	47	\$332,979	-	
<b>COQUITLAM</b>					
2860 + 2865 Packard Ave	\$125,000,000	270	\$462,963	-	*CP
<b>NEW WESTMINSTER</b>					
102 Agnes St	\$50,000,000	161	\$310,559	-	
823 Carnarvon St	\$19,923,777	66	\$301,875	-	*S
912 Queens Ave	\$1,528,000	4	\$382,000	-	
115 Second St	\$3,400,000	10	\$340,000	3.72	
228 Manitoba St	\$2,530,000	9	\$281,111	4.08	
629 Twelfth St	\$2,650,000	14	\$189,286	3.36	
310 Eighth St	\$7,000,000	51	\$137,255	-	
615 Colborne St	\$8,100,000	44	\$184,091	-	
406 E. Columbia St	\$29,500,000	72	\$409,722	-	
815 Fifth Ave	\$17,000,000	61	\$278,689	-	
<b>NORTH VANCOUVER</b>					
165 W.6th St	\$13,000,000	35	\$371,429	2.95	
115 E.18th St	\$4,220,000	11	\$383,636	-	
<b>RICHMOND</b>					
100020 Dunoon Dr	\$30,000,000	68	\$441,176	-	*S
<b>SQUAMISH</b>					
1098 Wilson Cr	\$7,000,000	40	\$175,000	-	
<b>POWELL RIVER</b>					
7080 Glacier St	\$6,250,000	59	\$105,932	-	
<b>VANCOUVER</b>					
2175 W.7th Ave	\$26,000,000	35	\$742,857	-	
1089 W.13th Ave	\$3,300,000	6	\$550,000	-	*S
2772 Spruce St	\$9,800,000	19	\$515,789	-	

## Vancouver Coast + Mountains

	PRICE	UNITS	PRICE/UNIT	CAP RATE	
2043 Stainsbury Ave	\$1,850,000	8	\$231,250	-	*MFC
1350 W.70th Ave	\$6,900,000	21	\$328,571	2.71	*S
2275 Oxford St	\$12,000,000	42	\$285,714	4.10	
2164 Wall St	\$2,800,000	8	\$350,000	4.15	
1960 W.7th Ave	\$2,300,000	35	\$65,714	-	
1925 Nelson St	\$8,100,000	21	\$385,714	3.55	
2110 W.5th Ave	\$20,000,000	28	\$714,286	-	
1655 Haro St	\$38,300,000	90	\$425,556	-	
188 E. Woodstock St	\$38,500,000	46	\$836,957	-	
8725 Oak St	\$6,350,000	29	\$218,966	-	
427 Glen Dr	\$1,816,000	5	\$363,200	-	*MFC
3206 Vanness Ave	\$2,408,888	3	\$802,963	-	*M
1065 W.12th Ave	\$14,797,750	20	\$739,888	-	
911 W.71st Ave	\$2,735,000	8	\$341,875	-	
8588 Cornish St	\$9,375,000	23	\$407,609	-	*S, M, AS
8475 Granville St	\$3,125,000	8	\$390,625	-	*S, M, AS
1235 Nelson St	\$17,435,000	42	\$415,119	3.70	
8820 Cartier St	\$7,488,000	24	\$312,000	-	
1375 W.14th Ave	\$7,315,000	8	\$914,375	-	*MFC
3333 Commercial Dr	\$7,375,000	20	\$368,750	-	
2011 York Ave	\$4,900,000	10	\$490,000	-	
1846 Nelson St	\$20,450,000	43	\$475,581	3.38	
1000 Cypress St	\$12,800,000	8	\$1,600,000	-	
2260 W.2nd Ave	\$21,000,000	29	\$724,138	-	
8732 Granville St	\$2,800,000	10	\$280,000	-	
3603 Commercial St	\$5,662,000	10	\$566,200	-	*M
2224 Trinity St	\$3,100,000	10	\$310,000	-	
1465 W.14th Ave	\$6,100,000	13	\$469,231	-	
1362 Haro St	\$5,500,000	9	\$611,111	-	*MFC
1482 Robson St	\$62,400,000	83	\$751,807	-	*CP
1987 Cornwall Ave	\$4,300,000	7	\$614,286	-	

DV - Development | CP - Co-op Housing | S - Strata | TR - Town/Row House | PF - Portfolio | MFC - Multifamily Conversion | NP - New Purpose | SS - Share Sale | M - Mixed Use | PR - Private Sale

**Dan Schulz**  
 Personal Real Estate Corporation  
 778.999.5758  
 dan@bcapartmentinsider.com

**Chris Winckers**  
 Personal Real Estate Corporation  
 778.828.9763  
 chris.winckers@macdonaldcommercial.com

**Macdonald**  
 COMMERCIAL

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy - and without offering advice, make this submission subject to prior sale or lease, change in price or terms, and withdrawal without notice

## Lower Mainland

	PRICE	UNITS	PRICE/UNIT	CAP RATE
<b>CHILLIWACK</b>				
45716 Patten Ave	\$5,000,000	30	\$166,667	-
46288 Yale Rd	\$4,570,000	28	\$163,214	-
9045 Mary St	\$5,450,000	33	\$165,152	-
46078 Bole Ave	\$3,245,817	20	\$162,291	-
46096 Bole Ave	\$1,496,612	9	\$166,290	-
9545 College St	\$2,886,925	16	\$180,433	-
9430 Nowell St	\$4,060,429	29	\$140,015	-
9482 Williams St	\$7,526,214	51	\$147,573	-
9197 Mary St	\$13,847,000	85	\$162,906	-
<b>LANGLEY</b>				
5375 204 St	\$35,000,000	108	\$324,074	-
5440 201A St	\$15,000,000	27	\$555,556	*S, TR
<b>MAPLE RIDGE</b>				
20834 Dewdney Trunk Rd	\$18,500,000	44	\$420,455	-
<b>MISSION</b>				
32995 1st Ave	\$1,185,000	15	\$79,000	-
33333 12th Ave	\$6,958,000	59	\$117,932	*D
<b>Central + Northern BC</b>				
	PRICE	UNITS	PRICE/UNIT	CAP RATE
<b>FORT ST. JOHN</b>				
10604 101 Ave	\$804,482	38	\$21,171	-
10620 111 Ave	\$3,798,000	24	\$158,250	*TR
10304 95 Ave	\$1,450,000	18	\$80,556	-
<b>PRINCE GEORGE</b>				
2080 20th Ave	\$3,101,000	29	\$106,931	-
4509 Azure Ave	\$4,788,000	18	\$266,000	-
<b>QUESNEL</b>				
605 Doherty Dr	\$700,000	7	\$100,000	*M
<b>WILLIAMS LAKE</b>				
378 N. Ninth Ave	\$770,000	6	\$128,333	-
267 N. Second Ave	\$2,365,000	17	\$139,118	-
<b>100 MILE HOUSE</b>				
230 Elm Ave	\$2,125,000	23	\$92,391	-

## Vancouver Island

	PRICE	UNITS	PRICE/UNIT	CAP RATE
<b>CAMPBELL RIVER</b>				
275 1st Ave	\$13,000,000	65	\$200,000	-
541 7th Ave	\$3,850,000	22	\$175,000	-
621 7th Ave	\$2,625,000	15	\$175,000	-
680 4th Ave	\$5,075,000	29	\$175,000	-
644 4th Ave	\$3,850,000	22	\$175,000	-
<b>COURTNEY</b>				
1846 England Ave	\$3,038,992	26	\$116,884	-
1060 Willemar Ave	\$4,085,959	22	\$185,725	*TR
<b>DUNCAN</b>				
3048 Cowichan Lake Rd	\$11,000,000	56	\$196,429	*M
<b>NANAIMO</b>				
3690 Country Club Dr	\$12,500,000	36	\$347,222	4.93
901 Island Hwy S	\$2,500,000	20	\$125,000	-
531 Selby St	\$2,245,000	12	\$187,083	-
412 Bruce Ave	\$3,400,000	22	\$154,545	-
<b>PARKSVILLE</b>				
211 S Moilliet St	\$11,000,000	50	\$220,000	*M
<b>PORT ALBERNI</b>				
4028 7th Ave	\$1,250,000	7	\$178,571	-
<b>PORT HARDY</b>				
4100 Byng Rd	\$510,000	6	\$85,000	-
7235 Highland Dr	\$6,000,000	50	\$120,000	-
7275 Highland Dr	\$3,360,000	28	\$120,000	-
7340 Highland Dr	\$7,050,000	47	\$150,000	-
<b>ESQUIMALT</b>				
860 Carrie St	\$5,300,000	15	\$353,333	-
822 Esquimalt Rd	\$1,540,000	7	\$220,000	-
<b>SAANICH</b>				
1140 Tattersall Dr	\$1,740,000	6	\$290,000	*MFC
3498 Lovat Ave	\$19,500,000	106	\$183,962	-
<b>SOOKE</b>				
6952 W. Grant Rd	\$1,160,000	4	\$290,000	*TR

DV - Development | CP - Co-op Housing | S - Strata | TR - Town/Row House | PF - Portfolio | MFC - Multifamily Conversion | NP - New Purpose | SS - Share Sale | M - Mixed Use | PR - Private Sale

**Dan Schulz**  
Personal Real Estate Corporation  
778.999.5758  
dan@bcapartmentinsider.com

**Chris Winckers**  
Personal Real Estate Corporation  
778.828.9763  
chris.winckers@macdonaldcommercial.com

**Macdonald**  
COMMERCIAL

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy - and without offering advice, make this submission subject to prior sale or lease, change in price or terms, and withdrawal without notice

## Vancouver Island

	PRICE	UNITS	PRICE/UNIT	CAP RATE	
<b>VICTORIA</b>					
1142 Caledonia Ave	\$650,000	5	\$130,000	-	*MFC
2129 Florence St	\$5,100,000	16	\$318,750	-	
1500 Chambers St	\$7,525,000	24	\$313,542	-	
1165 Meares St	\$3,500,000	11	\$318,182	-	
2161 Haultain st	\$3,700,000	14	\$264,286	-	
1767 Coronation Ave	\$2,710,000	15	\$180,667	4.37	
430 Michigan St	\$13,650,000	44	\$310,227	-	
921 North Park St	\$6,587,000	74	\$89,013.51	-	

## Thompson-Okanagan + Kootenays

	PRICE	UNITS	PRICE/UNIT	CAP RATE	
<b>KAMLOOPS</b>					
1077 Dominion St	\$1,900,000	12	\$158,333	-	
139 Tranquille Rd	\$4,400,000	25	\$176,000	-	
<b>KELOWNA</b>					
1951 Gordon Dr	\$3,790,000	16	\$236,875	-	
1000 Leathead Rd	\$4,982,000	11	\$452,909	-	*TR
<b>PENTICTON</b>					
952 Dynes Ave	\$2,670,000	17	\$157,059	4.68	

## Thompson-Okanagan + Kootenays

	PRICE	UNITS	PRICE/UNIT	CAP RATE	
<b>VERNON</b>					
3806 24 Ave	\$4,000,000	26	\$153,846	-	
4706 20 St	\$2,800,000	14	\$200,000	-	
3801 27 Ave	\$2,750,000	10	\$275,000	-	
3305 Pleasant Valley Rd	\$1,485,000	8	\$185,625	-	
<b>CRESTON</b>					
1906 Canyon St	\$780,000	5	\$156,000	-	
1506 Northwest Bv	\$1,008,000	7	\$144,000	-	*TR
<b>ROSSLAND</b>					
2253 Washington St	\$1,100,000	4	\$275,000	-	
<b>TRAIL</b>					
1755 Riverside Ave	\$1,750,000	25	\$70,000	-	

Total Transactions

121

Total Sales

\$1,119,918,845

Average Price/Unit

\$302,680.77

### Dan Schulz

Personal Real Estate Corporation

778.999.5758

dan@bcapartmentinsider.com

### Chris Winckers

Personal Real Estate Corporation

778.828.9763

chris.winckers@macdonaldcommercial.com

**Macdonald**

**COMMERCIAL**

## Featured Listings

\$1,788,000



**10219 103 AVENUE**  
FORT ST. JOHN

12,200 sq. ft. lot, 15-Unit Apartment Building Located in Downtown Fort St. John

\$24,000,000



**397 5TH STREET**  
COURTENAY

Brand New 39-Unit Rental Building with 4 Ground Floor Commercial Units

\$1,398,000



**31 ROBERTS STREET**  
NANAIMO

Fully-Renovated 6-Unit Apartment Building

\$2,698,000



**1743 TRANS CANADA HWY**  
KAMLOOPS

2019-built 6-Bay Car Wash Building with Office Space

\$16,800,000



**2187 COMOX AVE**  
COMOX

74-Unit Apartment Building with Ocean View

**Under Contract**



**634 TWELFTH ST**  
NEW WESTMINSTER

14-Suite Rental Building on an 8,211 sf Lot

**Under Contract**



**220 MANITOBA STREET**  
NEW WESTMINSTER

18-Suite Rental Building on a 10,824 sf Lot

**Coming Soon**



**859 THURLOW STREET**  
VANCOUVER

34-Suite Apartment Building in Downtown Vancouver

**Dan Schulz**  
Personal Real Estate Corporation  
778.999.5758  
dan@bcapartmentinsider.com

**Chris Winkers**  
Personal Real Estate Corporation  
778.828.9763  
chris.winkers@macdonaldcommercial.com

**Macdonald**  
COMMERCIAL