

HQ

Commercial

FOR SALE

KITSILANO INVESTMENT

Multi-family
2525 York Avenue, Vancouver



5,167 SF multi-family building in Kitsilano, Vancouver
Improved with 10 rental units

Dean Thomas CCIM
Personal Real Estate Corporation
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For more information, visit:
www.yorkkavesuites.com

HQ Commercial
1330 Granville Street
Vancouver, BC V6Z 1M7
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KITSILANO INVESTMENT

PROPERTY DESCRIPTION

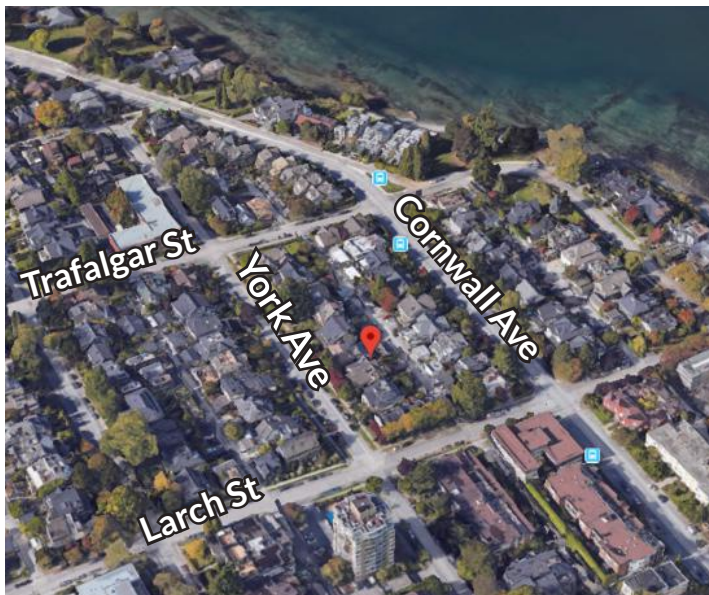
Rare opportunity. Kitsilano York Avenue offering an address of distinction plus much more! This property offers a substantial upside as holding investment for a future potential development under Heritage Revitalization.

LOCATION

This property is strategically located in the Kistilano, a few blocks from Kitsilano Beach. This area is central for many restaurants and retail shops only being just minutes away. Also nearby is the 4th Aveune which provides convenient access to the Granville Island and Downtown Vancouver.

BUILDING HIGHLIGHTS

—	—
Two-storey wood-frame, stucco rental building	Low-rise/ Garden multi-family building
—	—
Building size: 5,167 SF	Investment property use
—	—
2 garages	Sale terms: cash to seller
—	—
5 storage lockers	Laundry room



PROJECT SUMMARY

Address	2525 York Avenue, Vancouver BC
PID	015-023-753
Legal description	Lot 13 Block 190 Plan VAP1058 District Lot 526 Land District 36
Zoning	RT-8 Multiple Residential <small>Currently legal and non-conforming</small>
Lot size	6,000 SF (50' X 120')

KITSILANO INVESTMENT (2525 YORK AVE)	Units
Studio	5
1 bedroom	4
1 bedroom + den	1
Total	10

POTENTIAL HOLDING INCOME

Suite #	Present(\$)	Potential (\$)
1	1,600	1,950
2	980	1,200
3	Landlord = 0	2,500
4	740	800
5	740	800
6	740	850
7	720	775
8	720	775
9	1,050	1,250
10	1,275	1,500
Total	8,565	12,400*

Price **\$4,995,000**

INCOME & EXPENSE 2017

Income			
1	Rent	\$8,565 x 12 Months	\$102,780
		\$12,400 x 12 Months	\$148,800
Expenses			
2	Tax (2018)		\$10,825
3	Insurance		\$4,300
4	Gas		\$2,006
	BC Hydro		\$2,816

*Proforma, including landlord's unit.

PROPERTY PHOTOS



**KITSILANO
INVESTMENT**





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