

**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  
604 726 7137  
deanthomas@hqcommercial.ca

For more information, visit:  
[www.yorkavesuites.com](http://www.yorkavesuites.com)

**HQ Commercial**  
1330 Granville Street  
Vancouver, BC V6Z 1M7  
[www.hqcommercial.ca](http://www.hqcommercial.ca)

# KITSILANO INVESTMENT

## PROPERTY DESCRIPTION

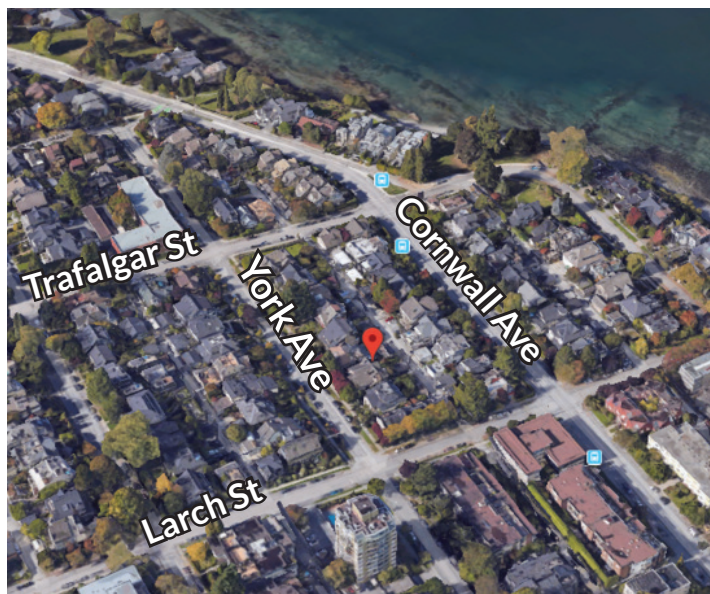
Rare opportunity. Kitsilano York Avenue offering an address of distinction plus much more! This property offers a substantial upside as holding investment for a future potential development under Heritage Revitalization.

## 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<br><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            | 1025         | 1,200           |
| 3            | Landlord = 0 | 2,500           |
| 4            | 774          | 800             |
| 5            | 779          | 800             |
| 6            | 774          | 850             |
| 7            | 800          | 775             |
| 8            | 754          | 775             |
| 9            | 1,095        | 1,250           |
| 10           | 1,275        | 1,500           |
| <b>Total</b> | <b>8,876</b> | <b>12,400 *</b> |

|              |                    |
|--------------|--------------------|
| <b>Price</b> | <b>\$4,450,000</b> |
|--------------|--------------------|

## INCOME & EXPENSE 2020

| Income   |            |                      |           |
|----------|------------|----------------------|-----------|
| 1        | Rent       | \$8,565 x 12 Months  | \$102,780 |
|          |            | \$12,400 x 12 Months | \$148,800 |
| Expenses |            |                      |           |
| 2        | Tax (2020) |                      | \$9,996   |
| 3        | Insurance  |                      | \$4,300   |
| 4        | Gas        |                      | \$2,740   |
| 5        | Water      |                      | \$1,709   |
| 6        | BC Hydro   |                      | \$2,942   |

\*Proforma, including landlord's unit.

## PROPERTY PHOTOS



## KITSILANO INVESTMENT





**Dean Thomas CCIM**  
Personal Real Estate Corporation  
**604 726 7137**  
deanthomas@hqcommercial.ca

**HQ Commercial**  
1330 Granville Street  
Vancouver, BC V6Z 1M7  
[www.hqcommercial.ca](http://www.hqcommercial.ca)

