

FOR SALE

2155 West 7th Avenue
Vancouver, BC



ARBUTUS VILLA

20 SUITES

PROXIMITY TO FUTURE
RAPID TRANSIT STATION



KITSILANO MULTIFAMILY INVESTMENT PROPERTY STRATEGICALLY LOCATED WITHIN WALKING DISTANCE TO AN ABUNDANCE OF RETAIL, PROFESSIONAL SERVICES AND EMPLOYMENT

Phil Joubert
Personal Real Estate Corporation
Senior Associate
Capital Markets - Investment Sales
604 608 5955
phil.joubert@cushwake.com

Don Duncan
Personal Real Estate Corporation
Senior Vice President
Capital Markets - Investment Sales
604 640 5828
don.duncan@cushwake.com

David Venance
Personal Real Estate Corporation
Executive Vice President
Capital Markets - Investment Sales
604 910 3842
david.venance@cushwake.com

Arbutus Villa

Kitsilano Multifamily Investment Property

THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to acquire Arbutus Villa located at 2155 West 7th Avenue (the "Property" and/or "Arbutus Villa") in the heart of west side Vancouver's trendy and vibrant Kitsilano neighbourhood.

The Property is improved with a 20-unit, walk-up, purpose-built rental apartment building that is prime for an investor to rehab and modernize in an effort to grow the rents to market potential. The building features a one-bedroom penthouse unit that could be ideal for an owner-occupier.

SALIENT DETAILS

CIVIC ADDRESS	2155 West 7th Avenue, Vancouver, BC V6K 1X9	
PID	015-223-949; 015-223-957	
ZONING	RM-4 Multiple Dwelling	
LOT SIZE	12,000 sf (100' x 120')	
YEAR BUILT	1965	
CONSTRUCTION	Wood-frame, walk-up	
UNIT MIX	Bachelor	5
	One Bedroom	12
	One Bedroom Penthouse	1
	Two Bedroom	2
	Total	20
NET RENTABLE AREA	10,663 SF	
2019 GROSS TAXES	\$24,105.88	
PURCHASE PRICE	\$10,100,000	

INVESTMENT HIGHLIGHTS

Transit oriented location with
**PROXIMITY TO FUTURE
SKYTRAIN STATION**



Exceptional
WALK SCORE
97/100



Holding income with
PROVEN RESILIENCY
to economic volatility

Significant value-add &
**INCOME GROWTH
POTENTIAL**



PENTHOUSE unit is
IDEAL for future
owner-occupier



THE LOCATION

Known for its flourishing wellness scene, specialty boutiques, scenic beaches, and housing diversity, Kitsilano has been revered as one of Vancouver's most beloved neighbourhoods.

- Centrally located to retail offerings, amenities and services along West 4th Avenue and West Broadway
- Quick travel to downtown Vancouver, Granville Island Market, YVR and UBC
- 8 grocery stores and markets within a 5 min drive time
- Convenient access to public transportation on West Broadway and Arbutus Street
- Subject property is within walking distance to St. Augustine Elementary School, Delmont park and the Arbutus Greenway



WALK SCORE
WALKER'S PARADISE
97



TRANSIT SCORE
EXCELLENT TRANSIT
77



BIKE SCORE
BIKER'S PARADISE
100



THE BROADWAY PLAN

Arbutus Villa will benefit immensely from the Broadway Plan being developed by the City of Vancouver in preparation for the \$7.1 billion Skytrain Subway investment.

Of the seven new subway stations, two will have a special "Village District" designation - W. Broadway & Arbutus being one of them. Arbutus Villa is within the geographical boundary of the Village District and stands to gain from more focused municipal planning efforts with regards to rental housing, land use, employment, public spaces and improved streetscapes. Furthermore, the Property is just 270 meters away from the future W. Broadway & Arbutus Subway station. This will provide residents with a means to commute further, faster, and possibly forgo the cost of vehicle ownership.





Phil Joubert
Personal Real Estate Corporation
Senior Associate
Capital Markets - Investment Sales
604 608 5955
phil.joubert@cushwake.com

Don Duncan
Personal Real Estate Corporation
Senior Vice President
Capital Markets - Investment Sales
604 640 5828
don.duncan@cushwake.com

David Venance
Personal Real Estate Corporation
Executive Vice President
Capital Markets - Investment Sales
604 910 3842
david.venance@cushwake.com