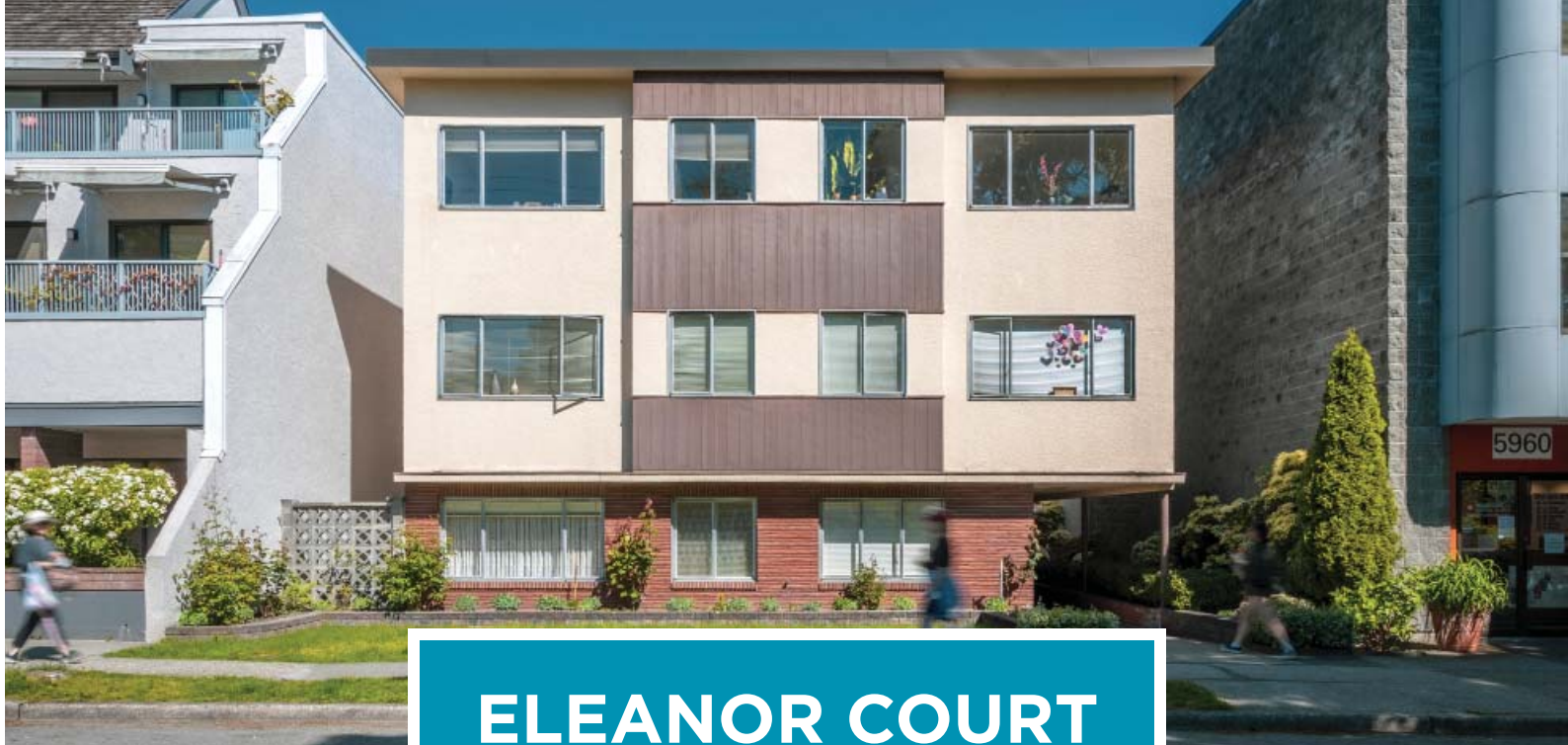


FOR SALE

5950 East Boulevard
Vancouver, BC



ELEANOR COURT

10 SUITES

C-2 ZONING ALONG
EAST BOULEVARD



COVETED KERRISDALE MULTIFAMILY INVESTMENT PROPERTY

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FOR SALE

Eleanor Court

Coveted Kerrisdale Multifamily Investment Property

THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to acquire Eleanor Court at 5950 East Boulevard located in the sought-after Kerrisdale neighbourhood of Vancouver, BC (the "Property").

Eleanor Court is a three-storey, wood frame rental apartment building, consisting of 10 units positioned between West 43rd and West 44th along East Boulevard. Improved on a 6,500 square foot lot, the building features two (2) multi-level penthouse units which are ideal for owner/occupiers. Totalling over 8,000 square feet of net rentable area and positioned in prime C-2 zoning, the Property provides investors with the opportunity for significant income growth and future redevelopment potential.

SALIENT DETAILS

CIVIC ADDRESS	5950 East Boulevard, Vancouver, BC	
PID	013-074-393	
ZONING	C-2 Commercial	
LOT SIZE	6,500 SF (50' x 130') <i>Approximate</i>	
YEAR BUILT	1955	
BUILDING STOREYS	3	
SUITE MIX		
	One Bedroom	3
	Two Bedroom	5
	Two Bedroom Penthouse	2
	Total	10
NET RENTABLE AREA	8,452 SF <i>Approximate</i>	
ASSESSMENT VALUE	\$8,126,200 (2020)	



INVESTMENT HIGHLIGHTS



Ideal **INVESTMENT PROPERTY**
for an Owner/Occupier

PRIME KERRISDALE LOCATION
along East Boulevard

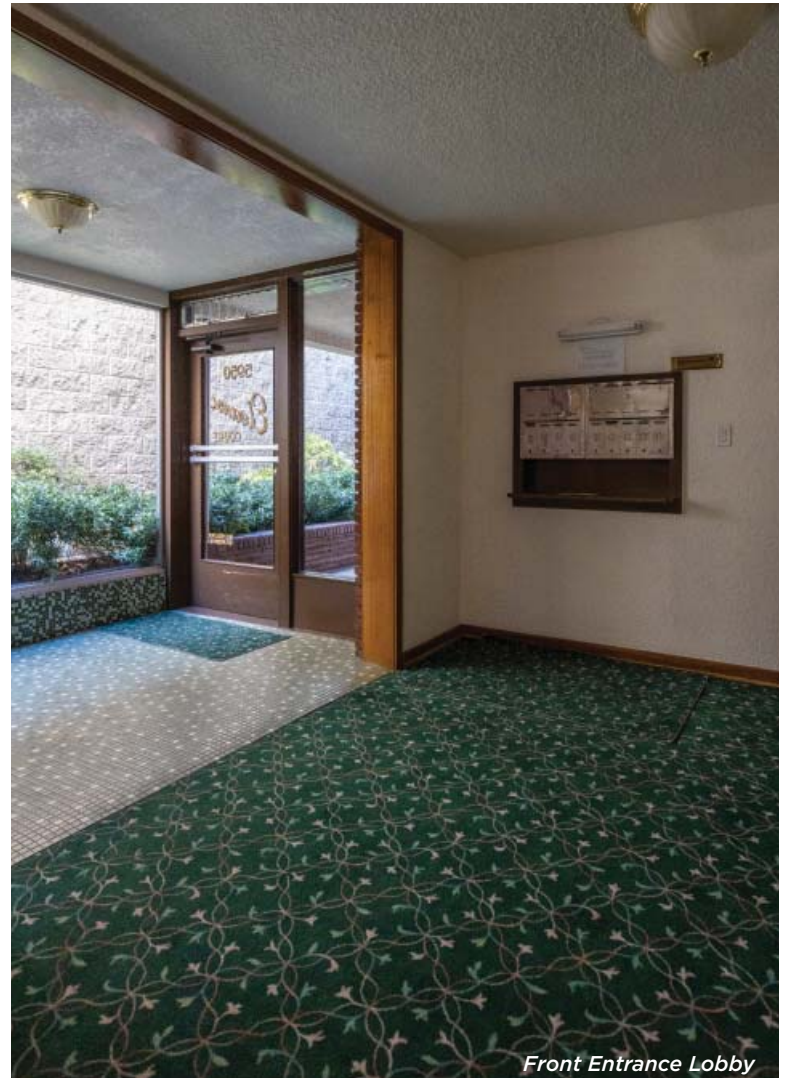


The Subject Property has
COVETED C-2 ZONING



PROFESSIONALLY MANAGED
by Vancouver Management

Exceptional
WALK SCORE



FOR SALE

5950 East Boulevard Vancouver, BC



THE LOCATION

Renowned for its affluent demographic, picturesque tree-lined streets and heritage features, Kerrisdale has earned a reputation as one of Vancouver's most sought after neighbourhoods with strong demand for rental housing.

- Approximately 260 meters to Kerrisdale Village retail node
- Subject property is only steps away from the Kerrisdale Community Centre
- An array of amenities, services, schools and parks all within walking distance
- Short drive time to downtown Vancouver as well as YVR



WALK SCORE
WALKER'S PARADISE
94



TRANSIT SCORE
GOOD TRANSIT
63



BIKE SCORE
BIKER'S PARADISE
96

ZONING OVERVIEW

Classified under the C-2 Commercial Zoning District, the subject property is eligible for redevelopment up to a maximum of 2.5 FSR which permits up to a four storey mixed-use development likely consisting of retail at grade and residential units above. Or, between 3.3 FSR and 3.7 FSR for rental apartments. The zoning requirements for C-2 must accommodate local, residential and city wide needs and are cohesive with the character and charm of Kerrisdale.



Typical Bedroom



Typical Living Room

FOR SALE

5950 East Boulevard Vancouver, BC



NORTHSHORE

STANLEY PARK

DOWNTOWN VANCOUVER

KITSILANO

Prince of Wales Park

Quilchena Park

Point Grey Secondary School

Quilchena Elementary School

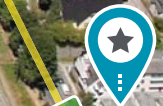
Kerrisdale Cyclone Taylor Arena

W 41st AVENUE



Kerrisdale Centennial Park

Kerrisdale Community Centre



EAST BOULEVARD
ARBUTUS GREENWAY

Maple Grove Elementary Magee Secondary School
2 Minute Drive

DRIVE TIMES

Kitsilano Beach	15 Minutes
UBC	15 Minutes
YVR Airport	20 Minutes
Downtown Vancouver	25 Minutes

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 05/20 by