

FOR SALE

THE OXLEY



1647 E PENDER STREET STUDIO LOFT INVESTMENT PORTFOLIO

PRESENTED BY CORBEL COMMERCIAL REAL ESTATE SERVICES

ROBERT THAM

604.609.0882 x 223

robert@corbelcommercial.com

MARC SAUL PREC

604.609.0882 x 222

marc@corbelcommercial.com

THE OPPORTUNITY

Constructed in 2016, The Oxley is a modern white-brick boutique residence located just steps from trendy Commercial Drive. This exceptional investment opportunity features a portfolio of five contemporary studio loft rental units on an amalgamated single title. All thoughtfully designed, each unit features an open concept floorplan, polished concrete floors, custom imported Italian kitchens with integrated appliances, custom built-in storage and cabinetry, with sleek and modern bathrooms. With historically low vacancy rates hovering at approximately 1.1% in Metro Vancouver and strong upward rental pressure, this is a strategic, low maintenance investment opportunity in a highly desired rental market. Situated in a newer strata-titled development, this investment offers excellent in-place income with robust upside, with the unique benefit of minimal capital expenditure exposure.



THE OXLEY

The Oxley is a boutique collection of meticulously designed residences atop a main level commercial industrial/office space, developed in 2016. Featuring a contemporary aesthetic throughout, the project was designed by Taylor Kurtz Architecture + Design, and combines white-brick, black steel and wood with thoughtful interior layouts. The Oxley is located in the epicentre of Commercial Drive, Strathcona and Hastings Sunrise, three of the most vibrant and fastest-growing districts in Vancouver.



SALIENT FACTS

Project Name

The Oxley

Civic Address

#302 - 1647 E Pender Street, Vancouver BC

Total Strata Lot Size

2,020.39 SF (approx.)¹

Unit Mix

5 Studio Rental Units

PID

030-079-837

Legal Description

STRATA LT 7, PL EPS3561, DL 183, GP 1, NWD²

Zoning

MC-1 Industrial

Strata Fees

\$487.99/month

Property Tax

\$4,467.56 (2022)

Current/Projected Net Income

Please contact listing agent

Asking Price

Please contact listing agent

FEATURES

- Open concept contemporary interiors with floor-to-ceiling windows and polished concrete floors throughout
- Architecturally inspired kitchens crafted and imported from Italy
- Spa-like bathrooms with seamless counter tops, porcelain tile showers, frameless glass enclosure, and rain/hand held shower heads



¹All sizes are approximate and subject to verification.
²Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V



LOCATION

Strategically located near the corner of East Pender Street and Commercial Drive, The Oxley is located just steps away from numerous restaurants, brewpubs and cafes including Pepino's Spaghetti House, Pallet Coffee Roasters, Bosa Foods, and Storm Brewing, to name a few. Situated just minutes from downtown Vancouver, this vibrant area is in the midst of significant growth with successful projects including Bohème by Millennium Developments and Strathcona Village by Wall Financial completed in recent years. Recent acquisitions by Cressey, Anthem Properties, Onni Group, and Mosaic (among others) are further driving significant residential development and growth in the immediate area. The neighbourhood is well-served by amenities including Woodland Park, numerous schools, community centres and cultural venues, placing this asset in a highly desirable location to live and play.

DINING + COCKTAILS

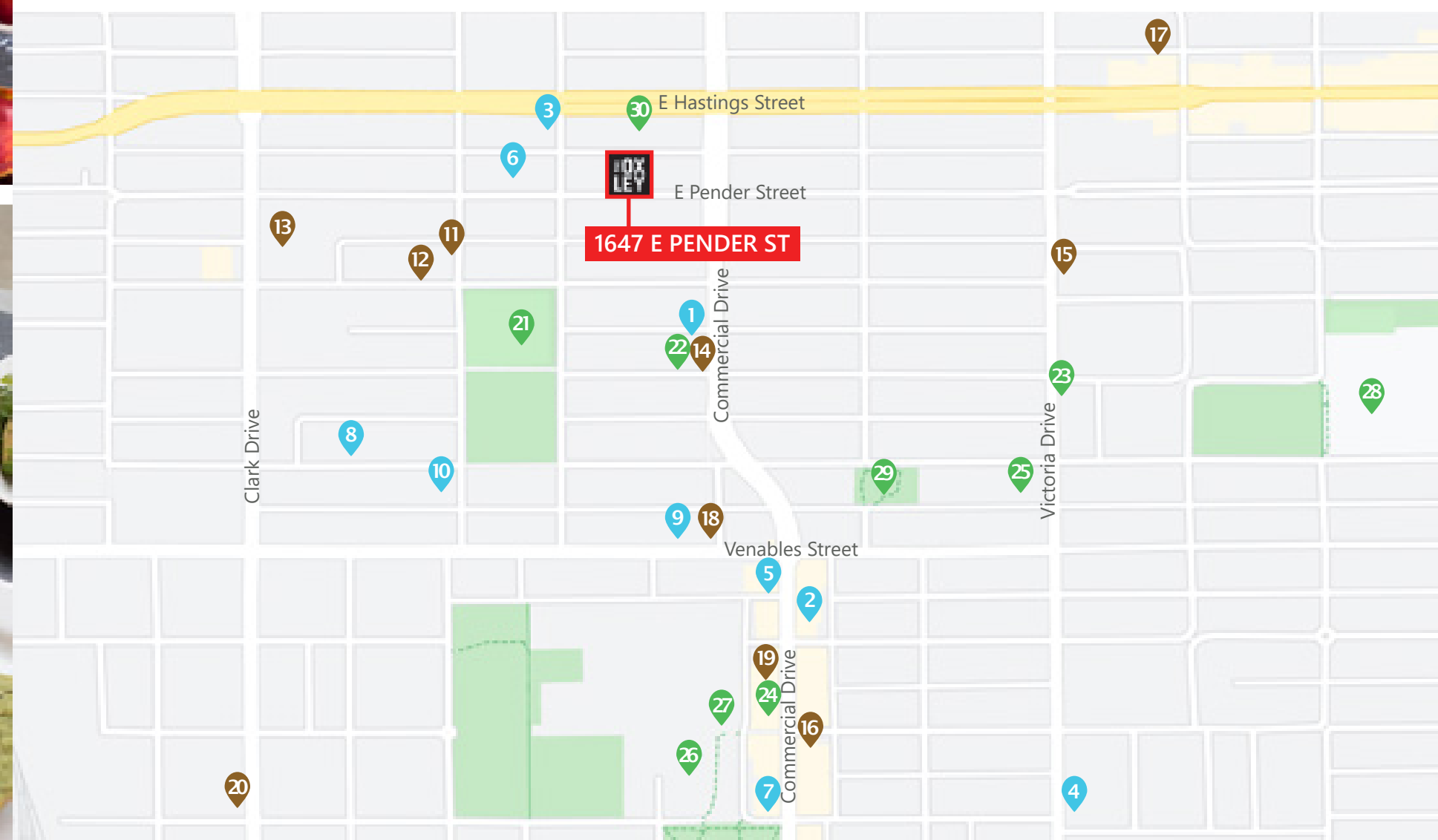
1. Pepino's Spaghetti House
2. Absinthe Bistro
3. Yolks
4. Via Tevere Pizzeria
5. Downlow Chicken Shack
6. Pane E Formaggio
7. BierCraft Tap and Tapas
8. Off The Rail Brewing
9. East Van Brewing Company
10. Bomber Brewing

COFFEE + CASUAL FARE

11. Timbertrain Coffee Depot
12. Earnest Ice Cream
13. Agro Roasters
14. Caffé La Tana
15. Bosa Foods
16. Moja Coffee
17. Pallet Coffee Roasters
18. Uprising Breads Bakery
19. Eternal Abundance Organic Cafe & Market
20. Creme de la Crumb Bakeshop & Catering

AMENITIES + CULTURE

21. Woodland Park
22. York Theatre/The Cultch
23. The Found and The Freed
24. Spank Clothing
25. The Wise
26. Britannia Elementary School
27. Britannia Community Services Centre
28. Templeton Secondary School
29. Salsbury Park
30. SPUD



FOR SALE



ROBERT THAM
604.609.0882 x 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 x 222
marc@corbelcommercial.com

632 CITADEL PARADE, VANCOUVER, BC V6B 1X3
T: 604.609.0882 F: 604.609.0886
WWW.CORBELCOMMERCIAL.COM