

SOLD!

2425 W BROADWAY

PRIME KITSILANO INVESTMENT PROPERTY



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THE SUMMARY

Corbel Commercial and Macdonald Realty are pleased to announce the sale of 2425 W Broadway. The subject property is a freestanding, 3-storey, 9-unit multi-family building, strategically located along West Broadway at Balsam Street in the heart of Kitsilano. This property boasts exceptional visibility and a prime location, located directly along an arterial transit route servicing UBC, in one of Vancouver's most desirable areas to live, at the doorstep of one of West Broadway's main retail nodes with neighboring businesses and amenities that include Safeway, London Drugs, Connaught Park, Kitsilano Community Centre, Kitsilano Secondary and the Arbutus Greenway.



SALIENT FACTS

Civic Address

2425 W Broadway, Vancouver BC

Lot Size¹

5,750 SF (Approx.)

Site Dimensions¹

50ft x 115ft (Approx.)

PID

014-865-459

Legal Description

LT 13, BLK 321, PL VAP1058, DL 526, NWLD, EXC N 10 FT NOW LANE

Sale Price

\$3,500,000.00 | \$388,88.89 per unit

¹All sizes are approximate and subject to verification

Zoning

RM-4 Multiple Dwelling

Property Tax

\$10,236.50 (2024)

Unit Mix

2 Studio Units
5 One-Bed Units
2 Two-Bed Units*

*1 Two-bed converted dining room to bedroom

Net Operating Income

Please contact agent

INVESTMENT HIGHLIGHTS



ICONIC & STRATEGIC KITSILANO LOCATION

- Consistently named "Vancouver's Best Neighborhood" by Georgia Straight's annual reader survey
- Located along West Broadway Bus Line with rapid transit access to UBC



EXCEPTIONAL MARKET FUNDAMENTALS

- Kitsilano has historically low 0.9% vacancy rate (CMHC – Oct 2023)
- Median Rental for all bedroom counts at a staggering 49% higher than national average (Zumper – March 2023)
- Strong Rental Upside with significant repositioning potential



LIFESTYLE NODE

- Blocks away from the West Broadway Shopping Strip, lined with shops, boutiques, eateries and cafes
- Amenity Rich neighborhood, steps from Connaught Park, Kitsilano Community Centre, and a short drive to Kitsilano Beach and Granville Island



CHARACTER RENTAL ASSET

- Bright and generously sized rental suites featuring all corner units
- Dedicated Storage locker room
- Surface Parking at the rear of the asset
- Fully upgraded plumbing throughout



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