

FOR SALE

2425 W BROADWAY

KITSILANO INVESTMENT OPPORTUNITY

FIRM DEAL!



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THE | ALMODOVAR GROUP

THE OPPORTUNITY

Corbel Commercial and Macdonald Realty are pleased to introduce a unique opportunity to acquire a 100% interest in 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. This asset is an exceptional opportunity for investors looking for a strategically located income producing asset with exceptional rental upside. Please contact listing agents for further details.



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

~~\$4,150,000.00~~ **\$3,699,000.00**

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



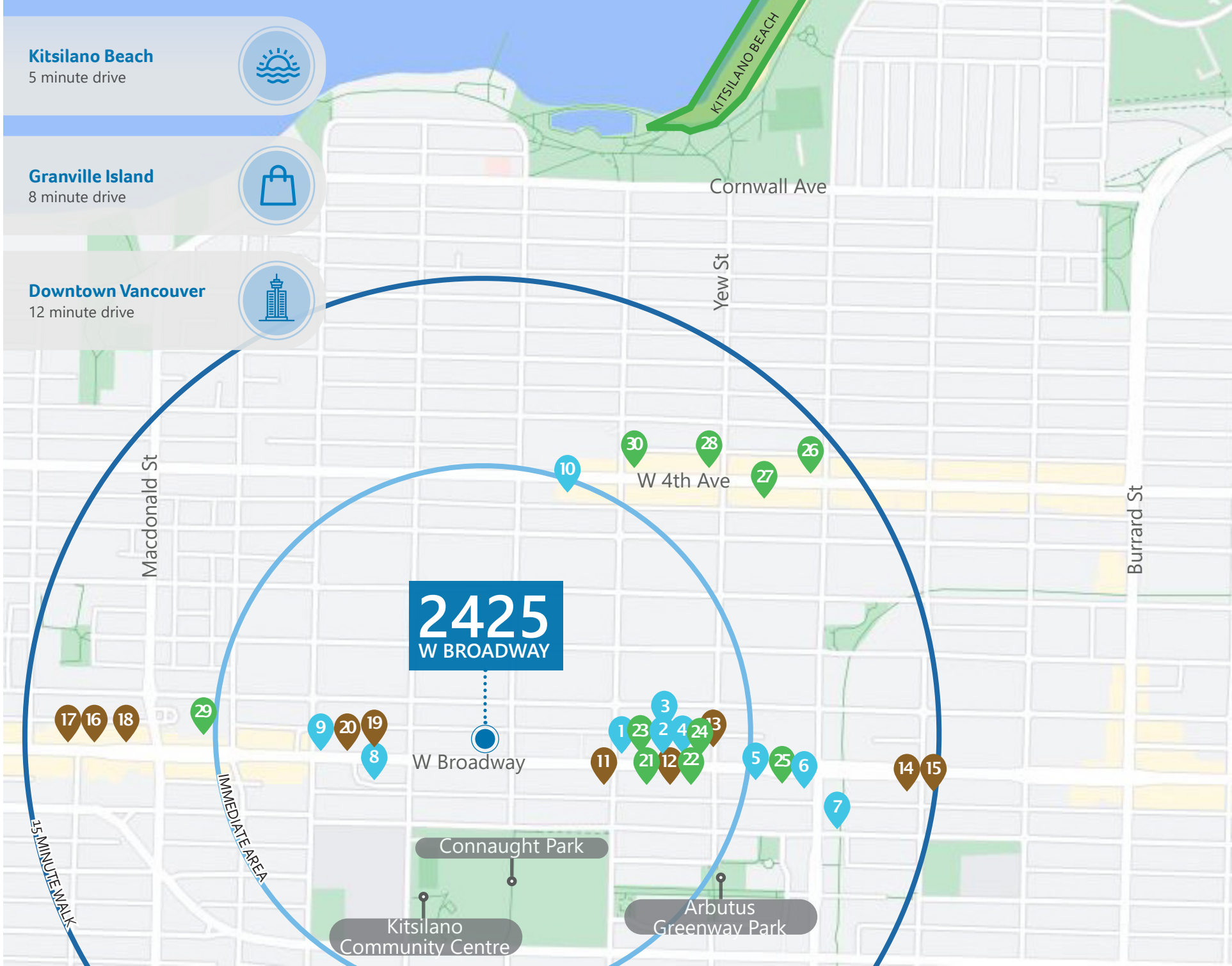
CHARACTER RENTAL ASSET

- 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



LOCATION

The area has consistently been chosen as "Vancouver's Best Neighbourhood" by Georgia Straight's annual reader survey and is a popular world-class detstination for locals and tourists alike. The vibrant neighbourhood brings together a highly sought-after residential district, an exceptional collection of attractions and parks, a thriving commercial district all bordered by beaches and waterfront to the north. Kitsilano is home to several boutique fitness studios, acclaimed restaurants including East is East, Ramen Danbo, and Suika, and a thriving retail market including Lululemon, Patagonia, Arc'teryx and Reigning Champ. The neighbourhood has become established as the preferred destination for dining, fitness, and shopping on Vancouver's West Side.



DINING + COCKTAILS

1. Casereccio Foods
2. Super Smash Burgers
3. Glitch Retro Arcade Bar
4. The Regal Beagle
5. Temaki Sushi
6. Gyo Para Gyoza & Ramen Bar
7. Napoletana Pizza
8. White Spot
9. Folke
10. Raisu



WALK SCORE
Walker's Paradise

COFFEE + CASUAL FARE

11. Platform 7 Coffee
12. Edible Flours
13. Livni Café & Bakery
14. Pallet Coffee Roasters
15. Blenz Coffee
16. Solly's Bagelry
17. Purebread
18. Kung Fu Tea
19. Thomas Haas
20. Uno Gelato



TRANSIT SCORE
Good Transit

AMENITIES + SHOPPING

21. IGA
22. London Drugs
23. Popeye's Supplements
24. Ride On Bike Shop
25. Fitness World
26. lululemon
27. Mejuri
28. Arc'teryx
29. Safeway
30. Whole Foods



BIKE SCORE
Very Bikeable



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