



22 SUITE APARTMENT BUILDING WITH REDEVELOPMENT POTENTIAL

THE OPPORTUNITY

Maude, MacKay & Co. Ltd. is pleased to represent the Vendor in this never before offered Apartment Building/Development Site in a fabulous Marpole location. The property consists of 22 apartment units located 1 ½ blocks from transit, Safeway, banks, shops and restaurants. This property is part of the City of Vancouver’s Marpole Community Plan established to facilitate affordable rental housing. The property is designated as a 6 storey rental re-development site with a 2.5 FSR which will afford spectacular area views on the upper floors to the South West, Airport and Gulf Islands.

Rod MacKay

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PROPERTY DETAILS

Civic Address:	1441 W. 70th Avenue, Vancouver, BC V6P 2Z3
Legal Description:	Lot A Block 45 Lot Dist. 324 LD 36 Plan 13255
Zoning:	RM-3A Multiple Family Dwelling
Year Built:	1969
Lot Size:	114.78’ x 105.58’ (12,118 SF)
Property Taxes (2020):	\$19,848.90
Assessed Value (2021):	\$6,185,000
No. of Suites:	2 x 2 Bedroom 15 x 1 Bedroom <u>5 x Bachelor</u> 22 Total
Rent Roll and Income & Expense:	Contact Agent

THE LOCATION

Broadview Court is on Vancouver’s West Side in a highly desirable Marpole location on the corner of West 70th Avenue and French Street, steps from transit and the Granville Retail Commercial Corridor. A short stroll to Safeway, banking, restaurants, shops and services.

The Marpole neighbourhood has continuously been one of the strongest rental markets in Canada. As of October, 2020 the vacancy rate was 1.1%, the lowest rate in Metro Vancouver.

Price: \$8,400,000



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THE BUILDING

- Broadview Court is a 22 suite, 3 storey apartment building comprised of 2 x 2 bedrooms, 15 x 1 bedrooms and 5 x bachelor suites
- Many of the suites have been substantially improved with new flooring, appliances, paint and plumbing fixtures. All suites have generous sized patios or balconies.
- The building has recently had a remodelled lobby, new domestic hot water tank and a full exterior paint job.
- Broadview Court has a laundry room on the lower level (2 washers & 2 dryers), 20 underground secured parking, storage lockers for each suite and bike storage.

