

**FOR SALE**

# The Maples

**8750 OSLER STREET, VANCOUVER, BC**

Exceptionally well-maintained 38-unit apartment building with significant capital improvements, located in the heart of Marpole



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## Opportunity

The Avison Young Multi-Family Team is pleased to present The Maples, a rare value-add opportunity featuring a 38-unit rental apartment building located at 8750 Osler Street, Vancouver, British Columbia (the "Property"). The Property is a well-maintained multi-family asset with the majority of suites already renovated, offering a strong going-in yield and meaningful upside as units turn over.

## Property summary

**ADDRESS**  
8750 Osler Street, Vancouver, BC

**PIDS**  
012-812-684, 013-954-172, 013-954-181,  
013-954-199, 013-954-202

**LOT SIZE**  
22,182 sf (181.02 x 122.54 ft)

**ZONING**  
RM-3A

**YEAR BUILT**  
1967

**STOREYS**  
3

**UNITS**  
38

**SUITE MIX**  
1 Bed 31  
2 Bed 7

**PARKING**  
Underground stalls 26  
Surface level stalls 9

**FINANCING**  
Treat as clear title

**SALE STRUCTURE**  
Asset sale

**STABILIZED NET OPERATING INCOME (FEBRUARY 2026)**  
\$409,536

**PRICING GUIDANCE**  
\$10,250,000 (4.00% cap rate)

## Location

The Maples is positioned in the heart of Marpole, a well-established residential neighbourhood known for its walkable streets and convenient access to everyday amenities. Within steps, residents can reach local grocery stores, cafés, and essential neighbourhood services.






The Property offers a highly walkable setting, supported by a Walker's Paradise score of 91. Public transit is readily available, with bus routes along Oak Street and West 70th Avenue, providing direct connections throughout Vancouver. The Marine Drive Canada Line Station is located a short distance away, providing rapid transit service to Vancouver International Airport and downtown Vancouver's major employment centre.

Recreational amenities are also nearby. Eburne Park and Ebisu Park are both within a short walk, providing accessible green spaces and outdoor activity areas. The Property is surrounded by a range of educational options, including nearby schools such as Sir Wilfrid Laurier Elementary and Sir Winston Churchill Secondary.









With its established community setting, proximity to essential services, and strong transportation connections, The Maples offers a premier location for residents and a compelling investment opportunity.



## Investment highlights

-  Rents are 23.51% below market offering potential for increased cash flow upon turnover
-  Suite mix of one- and two-bedrooms
-  Additional income sources from parking and storage
-  27 of the 38 units have been renovated with new bathrooms and kitchens
-  Significant capital improvements made by the current owner

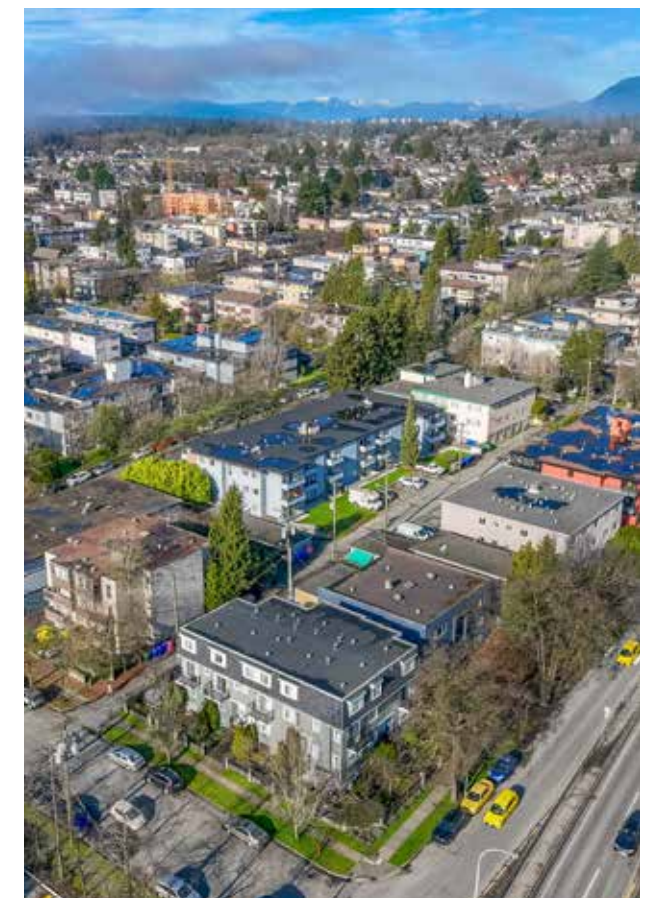
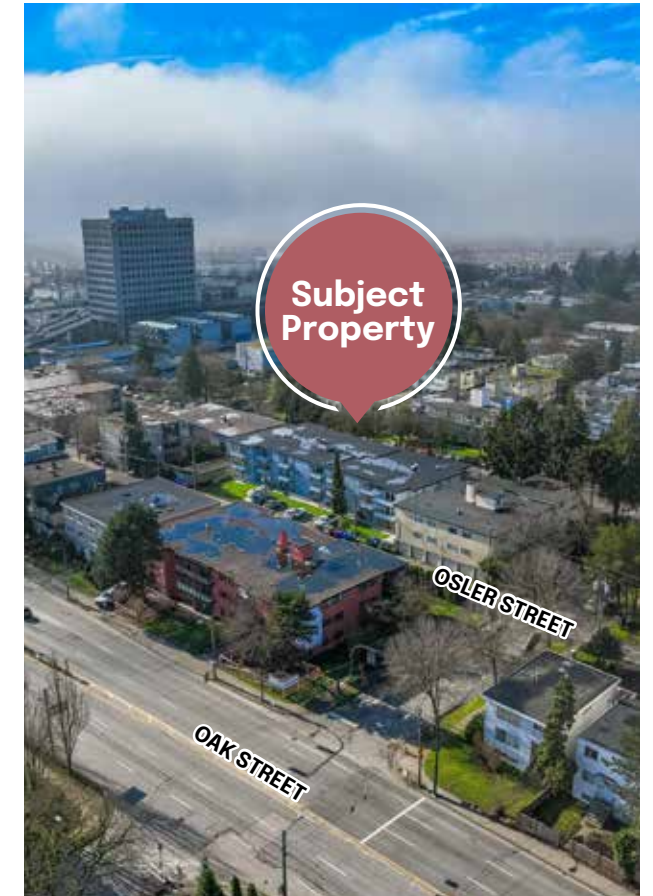
## Building highlights

-  All two-bedroom units contain two bathrooms
-  All units upgraded to breakers in 2022
-  New roof installed in 2024
-  IBC high efficiency boilers installed in 2018
-  Two secured bike cages and bike racks installed in 2019 and 2020
-  18 piping stacks have been modernized
-  New garage gate installed in 2025
-  50% of drainage pipes on the first floor were replaced in 2025

## Rental unit summary

Unit Type	Unit #	Avg Actual Rent	Avg Market Rent	% Below Market
1 Bed	31	\$1,310	\$1,750	25.12%
2 Bed / 2 Bath	7	\$1,807	\$2,200	17.84%
<b>Total</b>	<b>38</b>	<b>\$1,402</b>	<b>\$1,833</b>	<b>23.51%</b>

Rents include the maximum allowable rental increase of 2.3% effective May 1, 2026



## Location overview

### SHOPPING & SERVICES

1. TenK Mart
2. Safeway Marpole
3. BCLIQUOR Marpole
4. Grand Marpole Market
5. Raindrop Pharmacy
6. Tad's Sporting Goods
7. Vancouver Public Library - Marpole Branch
8. Winners
9. T&T
10. Hudson Grocery

### RESTAURANTS & CAFÉS

1. Oriole Café
2. Wick's Cafe
3. Cafe de l'Orangerie
4. BESPOKE & SUSHI
5. MOTSCOFFEE
6. Ipoh Malay Cuisine
7. White Spot
8. Fresh Solo Pasta
9. TBay Bistro
10. Starbucks Coffee Company
11. The Yard Cafe
12. AT Cafe
13. Milltown Grill and Bar

### EDUCATION

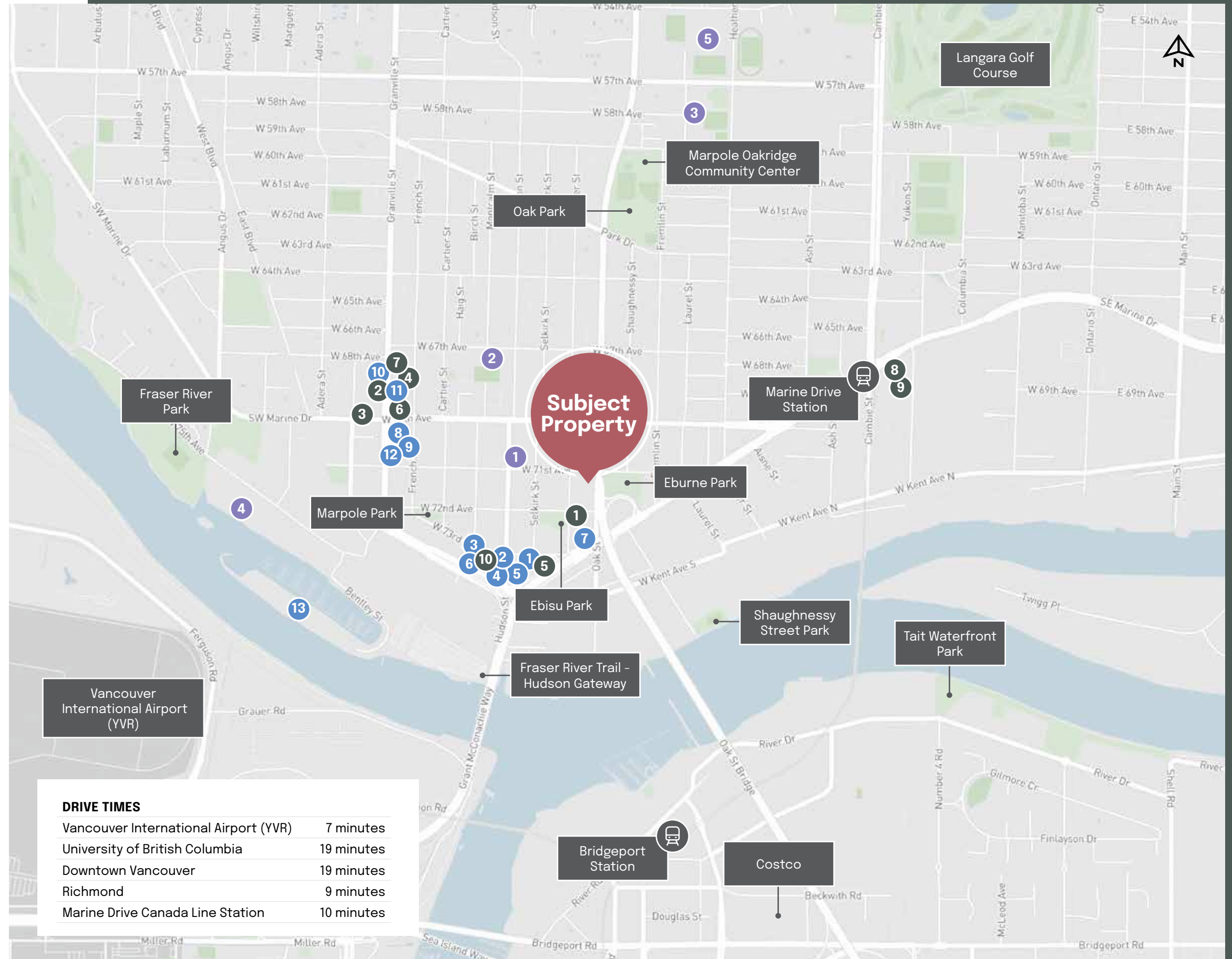
1. Kiddy Junction Academy - Division II
2. David Lloyd George Elementary School
3. Sir Wilfrid Laurier Elementary School
4. Rothwood Academy Vancouver
5. Sir Winston Churchill Secondary School

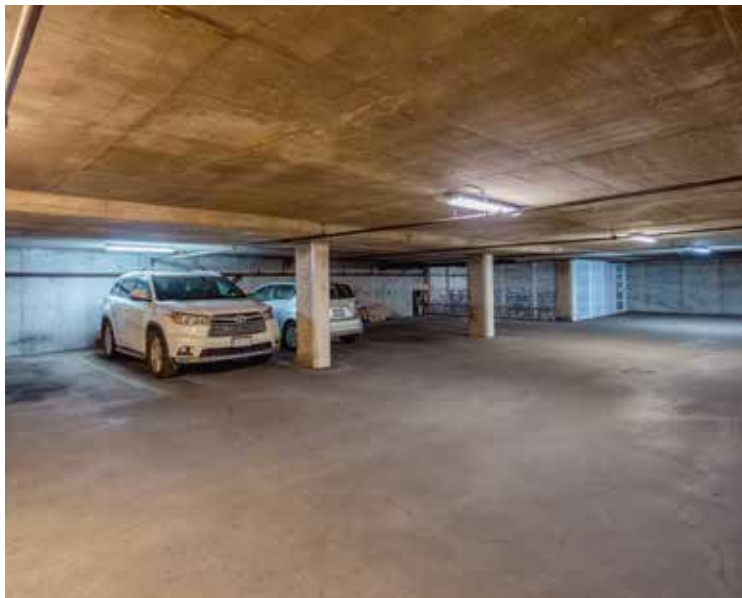
**91**

WALK SCORE  
WALKER'S PARADISE

### DRIVE TIMES

Vancouver International Airport (YVR)	7 minutes
University of British Columbia	19 minutes
Downtown Vancouver	19 minutes
Richmond	9 minutes
Marine Drive Canada Line Station	10 minutes





## Contact for more information

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