



225 W 10th Avenue, 1176 W 11th Avenue, 1435 W 11th Avenue & 1316 W 14th Avenue
Vancouver | BC

For Sale

42 Unit Westside Apartment Portfolio

Broadway Line adjacent with 20 storey development potential

Morgan Iannone

Personal Real Estate Corporation
Executive Vice President
+1 604 662 2654
morgan.iannone@colliers.com

Casey Weeks

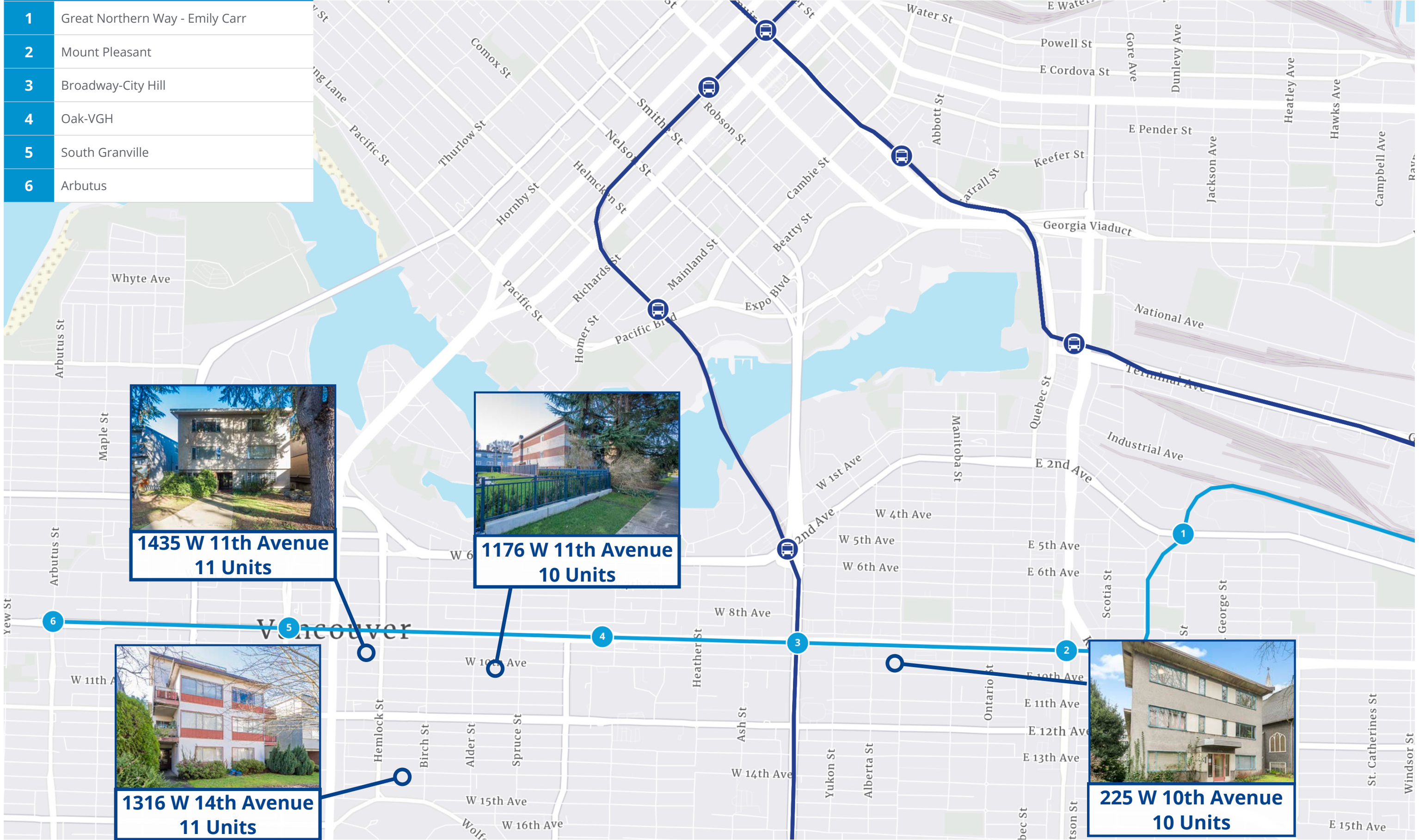
Personal Real Estate Corporation
Executive Vice President
+1 604 661 0811
casey.weeks@colliers.com



IW Investment & Land Sales Group
Accelerating success.

Future Broadway Stations

1	Great Northern Way - Emily Carr
2	Mount Pleasant
3	Broadway-City Hill
4	Oak-VGH
5	South Granville
6	Arbutus



1435 W 11th Avenue
11 Units



1176 W 11th Avenue
10 Units



1316 W 14th Avenue
11 Units



225 W 10th Avenue
10 Units

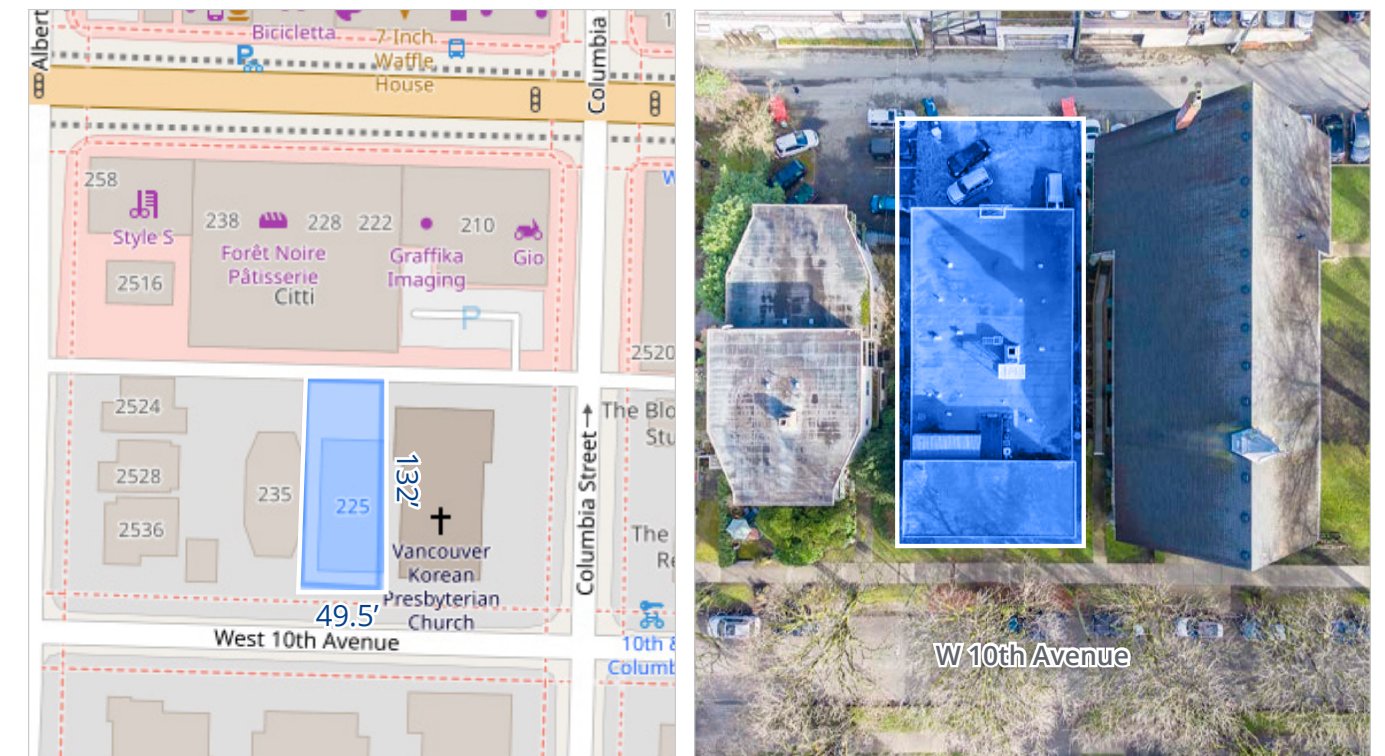
Opportunity Highlights

- **Income-Producing Asset with Significant Upside:** Reliable in-place income, with meaningful upside upon tenant turnover, in one of Vancouver’s most supply-constrained neighbourhoods.
- **Vancouver General Hospital Proximity:** Positioned a short distance from one of Canada’s largest hospitals and premier medical research centres, this location offers enduring tenant demand from healthcare professionals, medical staff, and hospital-affiliated workers.
- **Exceptional Transit Access:** Just 300 metres from the Broadway-City Hall SkyTrain Station, with seamless connections to the Canada Line and the future Broadway Line, placing residents at the heart of Vancouver’s fastest-growing transit corridor.
- **Amenity-Rich Urban Location:** One block from West Broadway’s vibrant retail corridor, surrounded by cafes, restaurants, grocers, and professional services, with VGH, top schools, and downtown Vancouver all within easy reach.
- **Development Potential:** Pre-zoned for up to 20 storeys, a rare opportunity to unlock substantial land value in a proven, high-demand submarket with the required frontage.

Civic Address	225 West 10th Avenue Vancouver, BC	
PID	002-453-762	
Site Area	6,534 SF	
Zoning	R5-3	
Max FSR	6.5 - 6.8 FSR	
Max Building Height	20 Storeys	
NOI*	\$72,761	
Suite Mix	Bachelor	1
	1 Bedroom	9
	Total	10
Parking	6 surface stalls	
Average One Bedroom	\$996.50 per month ~ 53% below market	
Asking Price	\$3,980,000	

*Stabilized with January 2026 rent roll

Site Plan



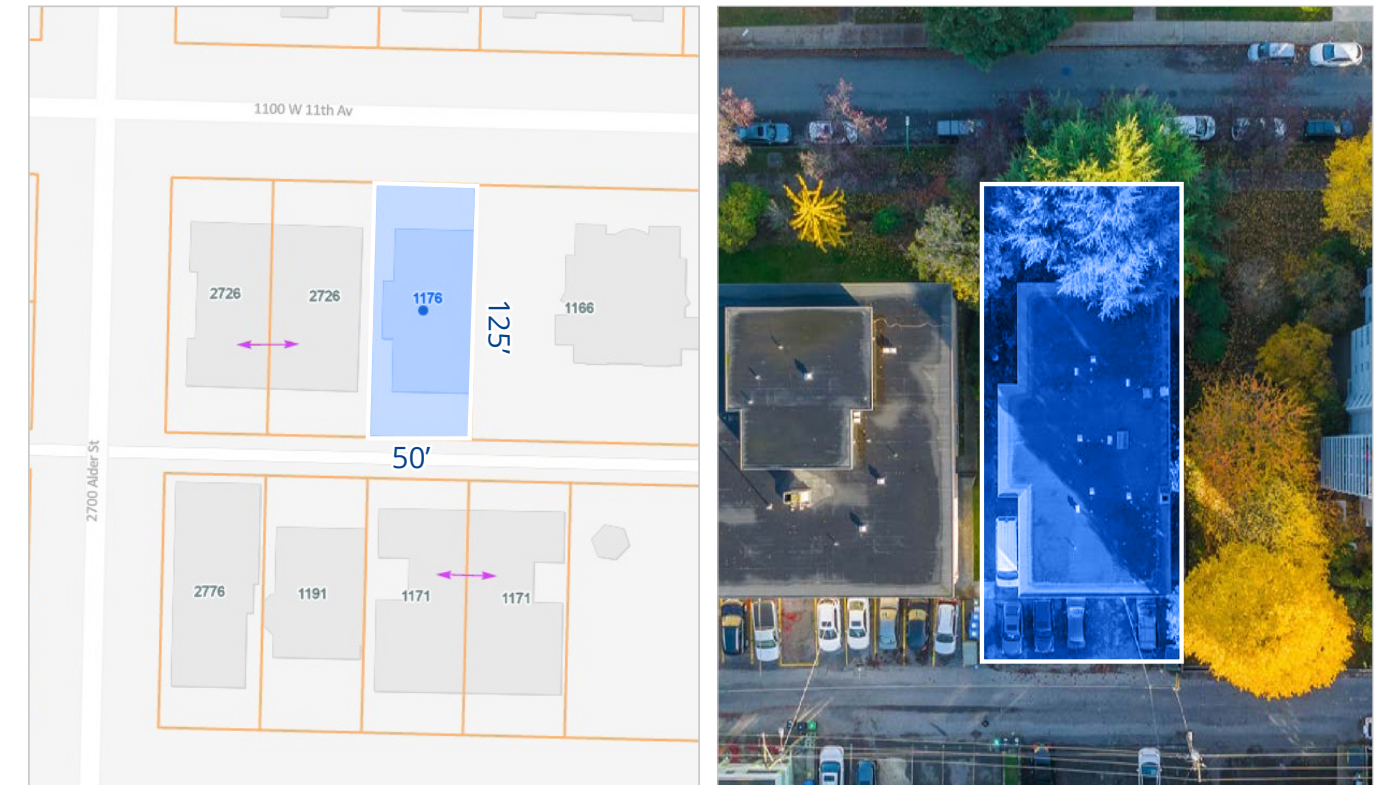
Opportunity Highlights

- **Strong In-Place Income with Significant Upside:** A well-tenanted asset generating reliable holding income, with meaningful rental upside upon lease turnover as the surrounding neighbourhood continues its rapid transformation.
- **Unmatched Transit Connectivity:** Located ~340m from the future Oak Street-VGH Broadway Line Station with seamless onward access to the Canada Line and the broader Broadway Corridor.
- **Steps from Vancouver General Hospital:** Situated immediately adjacent to one of Canada's largest and most prestigious hospitals, offering exceptional appeal for medical professionals, healthcare workers, and residential tenants alike.
- **Vibrant, In-Demand Location:** In the heart of the Cambie-Broadway medical and commercial district, two blocks from West Broadway and surrounded by an established mix of cafes, restaurants, specialty retailers, and professional services.
- **Development Potential:** Land use approved for up to 20 storeys and 6.5 to 6.8 FSR

Civic Address	1176 West 11th Avenue	
PID	003-509-010	
Site Area	6,250 SF	
Zoning	R3-3 - Tower developments enabled through site-specific zoning	
Max FSR	6.5 FSR	
Max Building Height	20 Storeys	
NOI*	\$75,195.08*	
Suite Mix	Bachelor	1
	1 Bedroom	8
	3 Bedroom	1
	Total	10
Parking	4 Surface Stalls	
Average One Bedroom	\$1,020 per month ~ 50% below market	
Asking Price	\$3,980,000	

*Stabilized with January 2026 rent roll

Site Plan





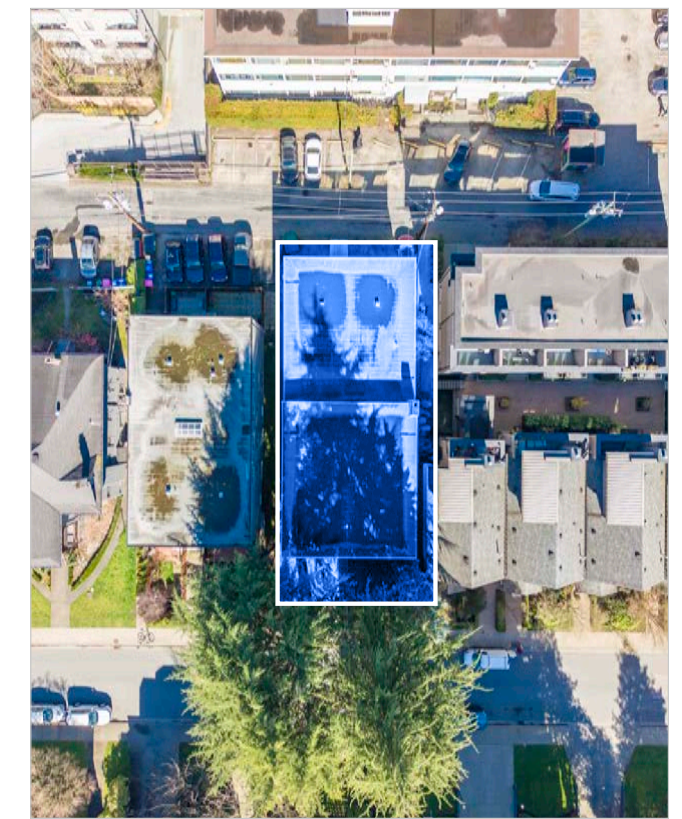
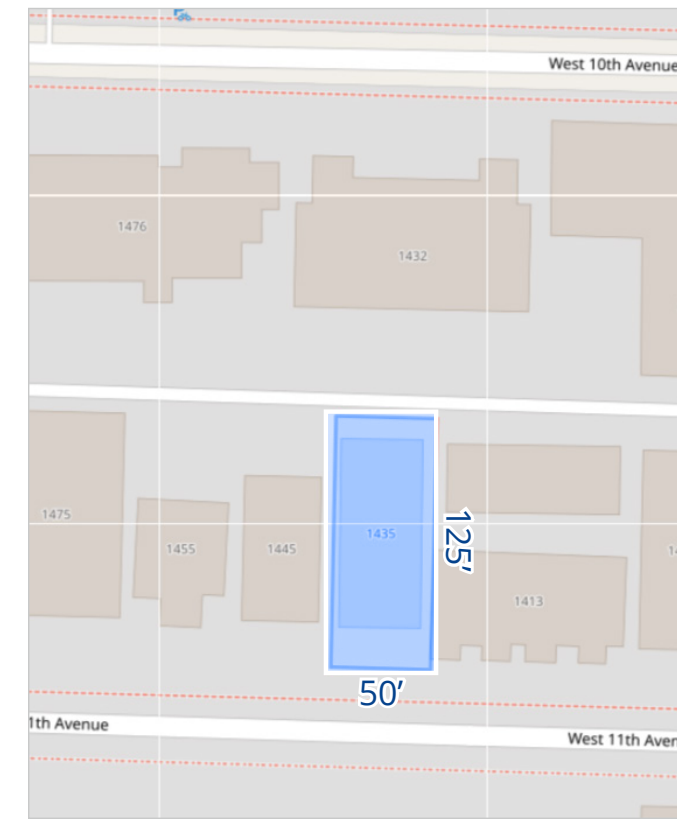
Opportunity Highlights

- **Fairview Location, Steps from Granville Street:** Nestled in the amenity-rich Fairview neighbourhood just off one of Vancouver’s most vibrant retail corridors, surrounded by an established mix of cafes, restaurants, boutiques, and professional services, with VGH and the Broadway Corridor moments away.
- **Exceptional Transit Access — 200 Metres to SkyTrain:** The closest transit-connected asset in the portfolio, just 200 metres from the future South Granville SkyTrain Station, with direct rapid transit access to Downtown Vancouver and YVR Airport.
- **Significant Income Upside:** In-place rents averaging \$1,251/month, approximately 60% below market, representing the most significant value-add rental opportunity in the portfolio, with substantial upside available through tenant turnover alone.
- **Zoned 20-Storey Development Site:** Prezone R5-3 with 6.5 FSR and 20-storey height allowance on a 6,250 SF site. No rezoning required, with a streamlined, direct path to development permit is already in place.

Civic Address	1435 West 11th Avenue Vancouver, BC	
PID	015-017-320	
Site Area	6,250 SF	
Zoning	R5-3	
Max FSR	6.5 FSR	
Max Building Height	20 Storeys	
NOI*	\$101,867	
Suite Mix	1 Bedroom	9
	2 bedroom	1
	Storage	1
	Total	11
Parking	4 covered stalls	
Average One Bedroom	\$1,251 per month ~ 60% below market	
Asking Price	\$3,980,000	

*Stabilized with January 2026 rent roll

Site Plan





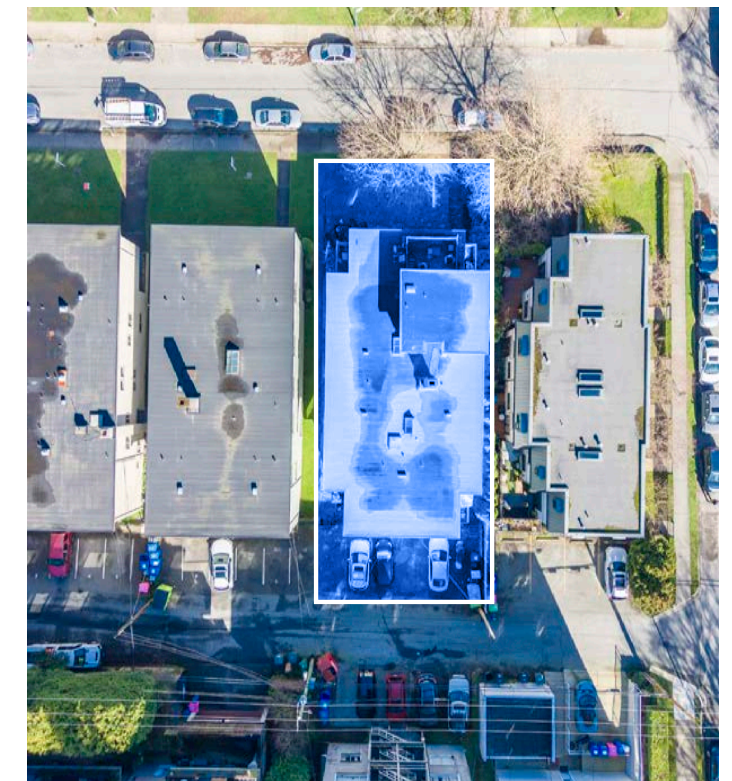
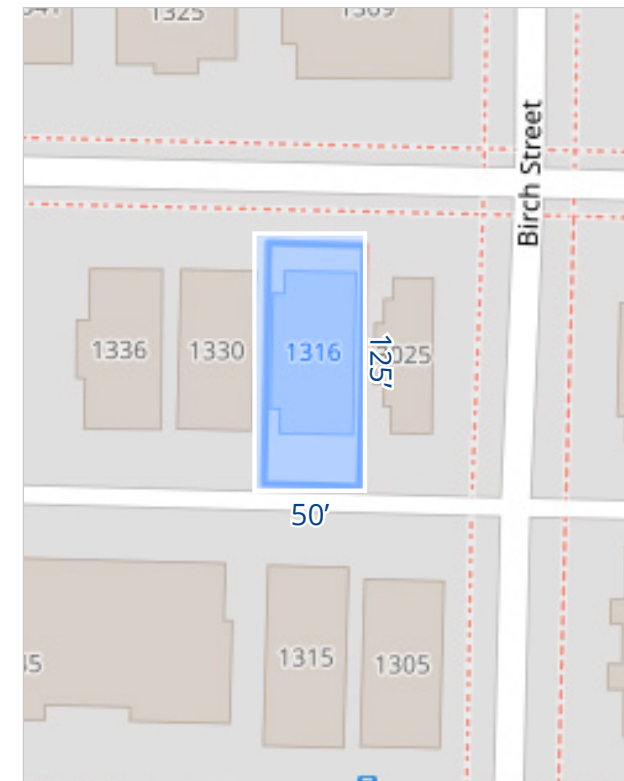
Opportunity Highlights

- **Coveted Lower Shaughnessy Location:** Situated in one of Vancouver’s most prestigious residential neighbourhoods, two blocks east of the South Granville Shopping District, home to acclaimed restaurants, fashion-forward boutiques, and the historic Stanley Theatre.
- **Strong Transit Connectivity:** Approximately 600 metres from the future South Granville SkyTrain Station, delivering direct rapid transit access to Downtown Vancouver, the Broadway Corridor, and the broader region.
- **Income-Producing Asset with Exceptional Upside:** A well-maintained rental building generating stable in-place income, with average one-bedroom rents currently ~47% below market, representing one of the most compelling value-add opportunities in the portfolio.
- **Value-Add Renovation Opportunity:** Significant income upside available through suite modernization, value-add renovations, and gradual tenant turnover, an ideal hold strategy while positioning for future high-rise redevelopment.
- **High-Density Development Potential:** Zoned R3-3 with tower development enabled through site-specific zoning, allowing up to 20 storeys

Civic Address	1316 West 14th Avenue Vancouver, BC	
PID	003-673-472	
Site Area	6,250 SF	
Zoning	R3-3 - Tower developments enabled through site-specific zoning	
Max FSR	6.5 FSR	
Max Building Height	20 Storeys	
NOI*	\$95,042	
Suite Mix	Bachelor	1
	1 Bedroom	9
	2 Bedroom	1
	Total	11
Parking	5 Surface Stalls	
Average One Bedroom	\$1,115 per month ~ 47% below market	
Asking Price	\$3,980,000	

*Stabilized with January 2026 rent roll

Site Plan





Potential Land Assembly

The two neighboring properties to the west of 1316 West 14th Avenue Vancouver, BC are listed for sale, creating the opportunity potentially acquire up to 18,720 SF of development land with 150' of frontage for optimal rezoning potential.



* Site dimensions are for the total land assembly

** Neighboring properties are listed with another Brokerage



Broadway Subway Project

The Broadway Subway Project is a 5.7 km extension of the Millennium Line, from VCC-Clark Station to Broadway and Arbutus. It will provide fast, frequent and convenient SkyTrain service to B.C.'s second largest jobs centre, world-class health services, an emerging innovation and research hub, and growing residential communities.

The new line opening in 2027 will:

- Feature six underground stations will connect communities and the region, including a direct underground connection to the Canada Line at Cambie Street.
- Travel from VCC-Clark to Arbutus Station in 11 minutes, saving the average transit user almost 30 minutes a day.
- Have the capacity to move three times as many people as the current 99 B-Line on opening day.
- Connect to the 99 B-Line at Arbutus Street with service to the University of British Columbia.



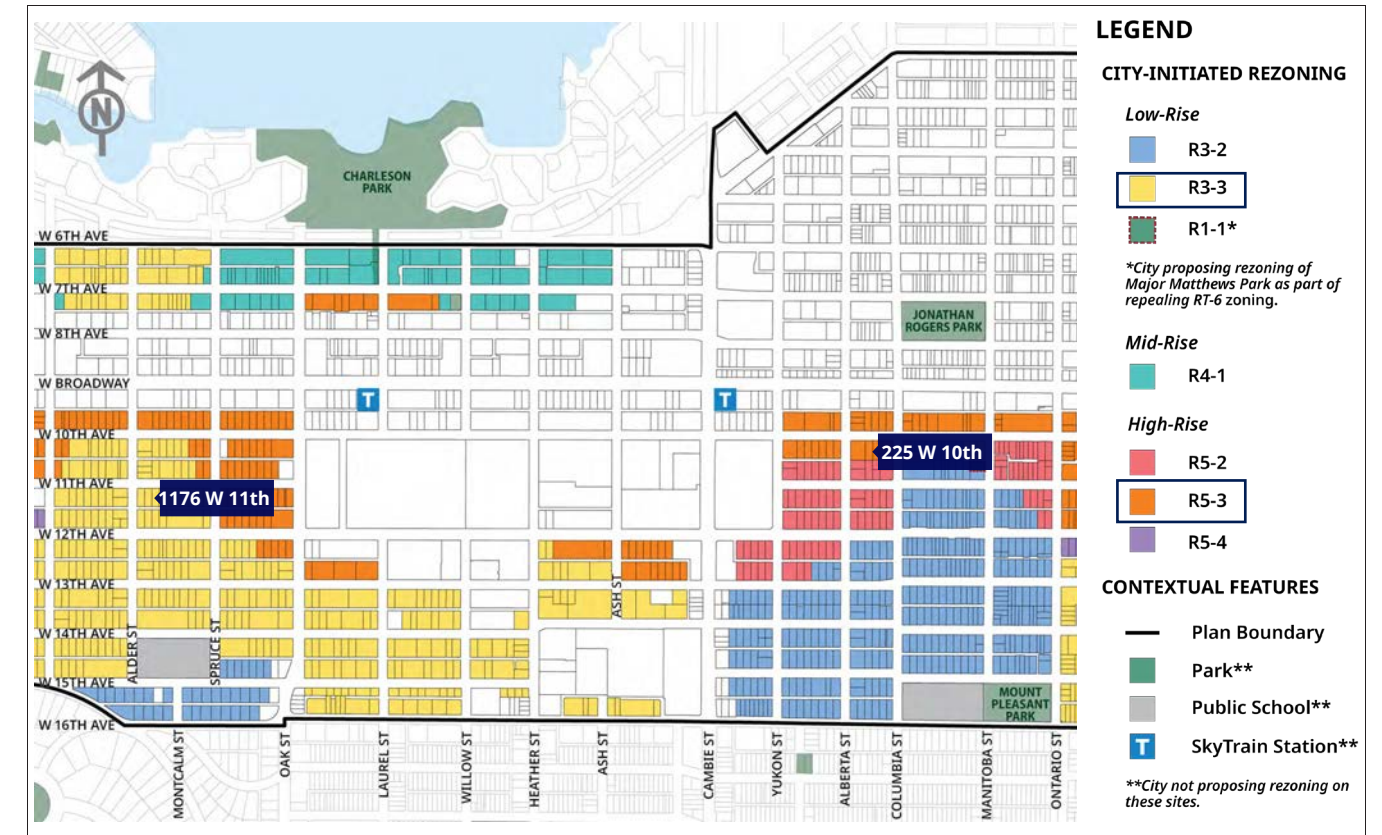
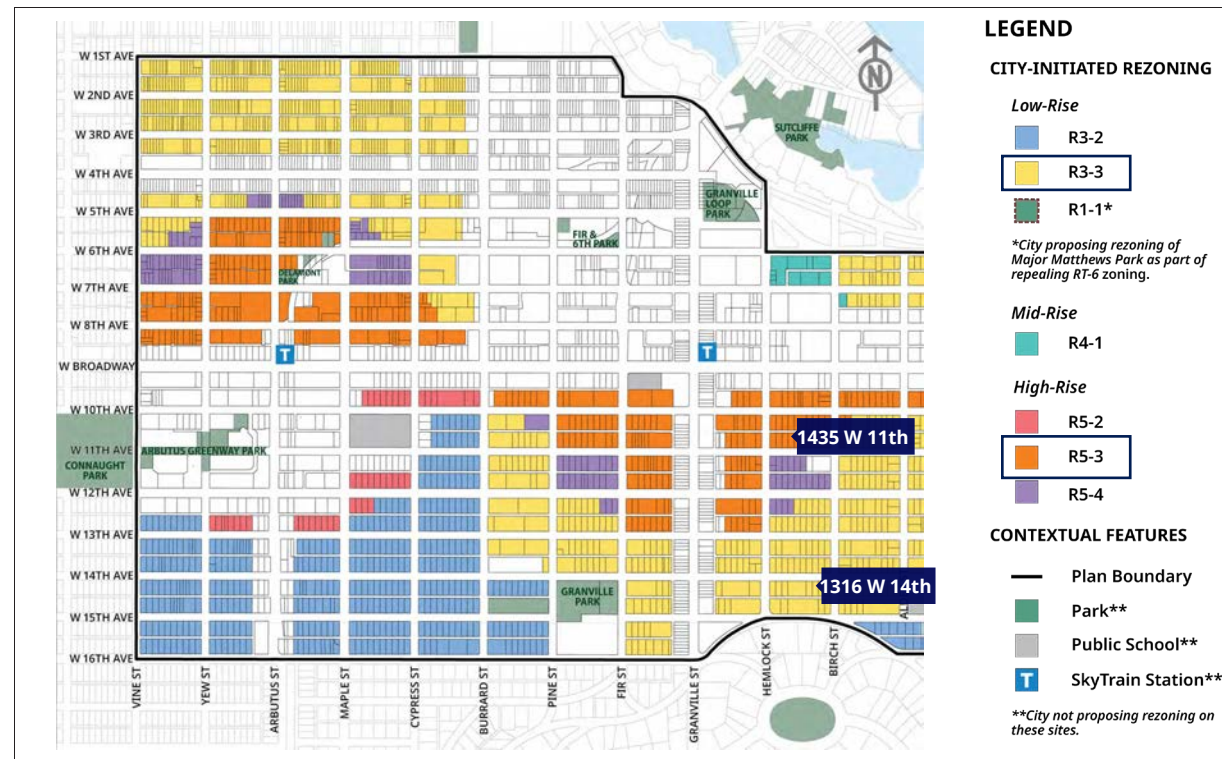


Broadway Plan

City Initiated Changes

City-initiated zoning changes are proposed under the Broadway Plan for the existing low-density residential areas and the existing apartment areas. Those areas are shown in Figure 6 by proposed zone. Current zoning in the existing low-density residential areas permits a range of multiplex, duplexes, and single detached houses. The current zoning in the existing apartment areas permits a range of low- and mid-rise residential buildings. The Plan envisions new housing opportunities in these areas.

1316 West 14th Avenue and 1176 West 11th Avenue are located within the R3-3 City-Initiated Rezoning area, with an overlay allowing for tower development enabled through site-specific rezoning.



R5-3 Zone

The intent of the R5 districts schedule is to enable a variety of high-rise apartment and mixed-use residential tower forms that include affordable housing. R5 includes four zoning districts to enable different densities and housing requirements consistent with directions under the respective Plans (see Figure 5). Most developments will be between 15 to 22 storeys in height on a typical lot based on the allowable density (FSR). Lower-density residential options such as multiplex, townhouse, mid-rise and low-rise apartments are also available.

R5 Districts				
R5 Districts	Policy Plan	Residential Options ¹	Floor Space (FSR) ²	Maximum Height
R5-3	Broadway Plan (existing apartment areas closer to transit)	Social Housing	6.5 FSR	84.0m
		Secured Rental with 20% BMB	6.5 FSR	(276 ft)
		Strata with 20% Social Housing	6.0 FSR	

¹ The residential options reflect the respective Area Plan policy.

² Developments that include a minimum 1,500 sq. ft. (139 sq. m.) of commercial/service or other non-dwelling uses can achieve an additional 0.3 FSR across all housing tenure options except for the option requiring a turnkey childcare.



Morgan Iannone
Personal Real Estate Corporation
Executive Vice President
+1 604 662 2654
morgan.iannone@colliers.com

Casey Weeks
Personal Real Estate Corporation
Executive Vice President
+1 604 661 0811
casey.weeks@colliers.com

IW Investment & Land Sales Group

**Offers will be considered
on a portfolio-wide or
individual asset basis.**

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.