

FOR SALE

UPTOWN MALL

821 Sixth Avenue

Hope, BC

PROPERTY HIGHLIGHTS

- 5 Residential Units and 5 Commercial Units
- Exceptional Corner Lot Location!
- **New Metal Roof in 2015**

Strata-Titled Mixed-Use Corner Property on a 27,739.25 Sq. Ft. Lot at Sixth Avenue & Wallace Street



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BC
APARTMENT
INSIDER

Macdonald
COMMERCIAL

821 SIXTH AVENUE

Hope, BC

THE OPPORTUNITY

Macdonald Commercial is proud to present an exciting opportunity to acquire an entire strata-titled mixed-use building in Hope, BC. The property sits on a 27,739.25 square foot corner lot and features five retail units at grade and five generous-sized residential rental units on the second floor.

LOCATION

The subject property is located at the corner of Sixth Avenue and Wallace Street, in the heart of Hope's commercial hub. Many businesses and amenities surround the property. The Hope Recreation Centre, Buy-Low Foods, and the Coquihalla River Community Park are all within a 500-meter radius of the property. Hope is approximately a two-hour drive east of Vancouver. The Abbotsford International Airport is a one-hour drive. Kamloops and Kelowna, two popular Okanagan cities, can be reached in two hours and two and a half hours respectively.



DISTRICT OF HOPE, BC

Nestled along the Fraser and Coquihalla Rivers, the District of Hope, BC is a charming gateway community at the eastern edge of the Fraser Valley. Known for its dramatic mountain scenery and outdoor lifestyle, Hope attracts visitors and residents alike with year-round recreation including hiking, fishing, rafting, and nearby Manning Park adventures. The district benefits from excellent regional connectivity, positioned at the crossroads of Highway 1, Highway 3, and the Coquihalla Highway. With a growing tourism sector, supportive local businesses, and a close-knit community atmosphere, Hope offers a balanced blend of small-town appeal, natural beauty, and strategic accessibility.

2022 Population (est.)

6,686

2022 Median Household Income

\$64,000

Source: Statistics Canada Census.





PROPERTY DETAILS

IMPROVEMENTS

Built in 1992, this two-storey strata-titled building features five commercial units and five residential rental units. The residential rental units are generous in size, featuring an average unit size of 1,117.2 sq. ft., with each suite offering a balcony and a newer washer/dryer.

There are three commercial strata lots which make up the five commercial units totalling 6,868.5 sq. ft. Parking is provided at the front and back of the building.

The residential suite breakdown is as follows:

- 3 x 3-bedrooms + 1-bathroom
- 2 x 2-bedrooms + 1-bathroom

Of note, the property features a metal roof installed in 2015.

Rarely does an opportunity to own such an exceptionally maintained asset come available in a fast-growing rental market!

SUMMARY

CIVIC ADDRESSES

1-5, A, D, E 821 Sixth Avenue, Hope, BC

ZONING

CBD – Downtown Commercial

LEGAL DESCRIPTION

STRATA LOTS 1-8, PLAN KAS1195, SECTION 10, TOWNSHIP 5, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

PIDS

018-073-051, 018-073-069, 018-073-077, 018-073-085, 018-073-093, 018-073-026, 018-073-034, 018-073-042

GROSS TAXES (2025)

\$31,287.00

TENURE

Property to be delivered free and clear of all financial encumbrances.

PRICE

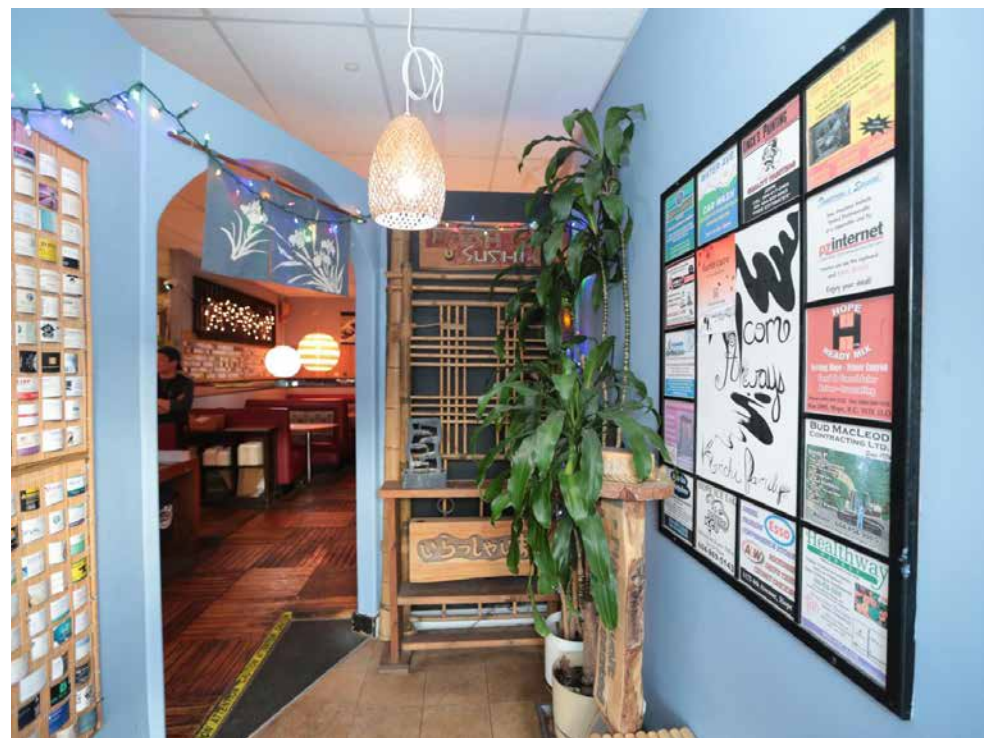
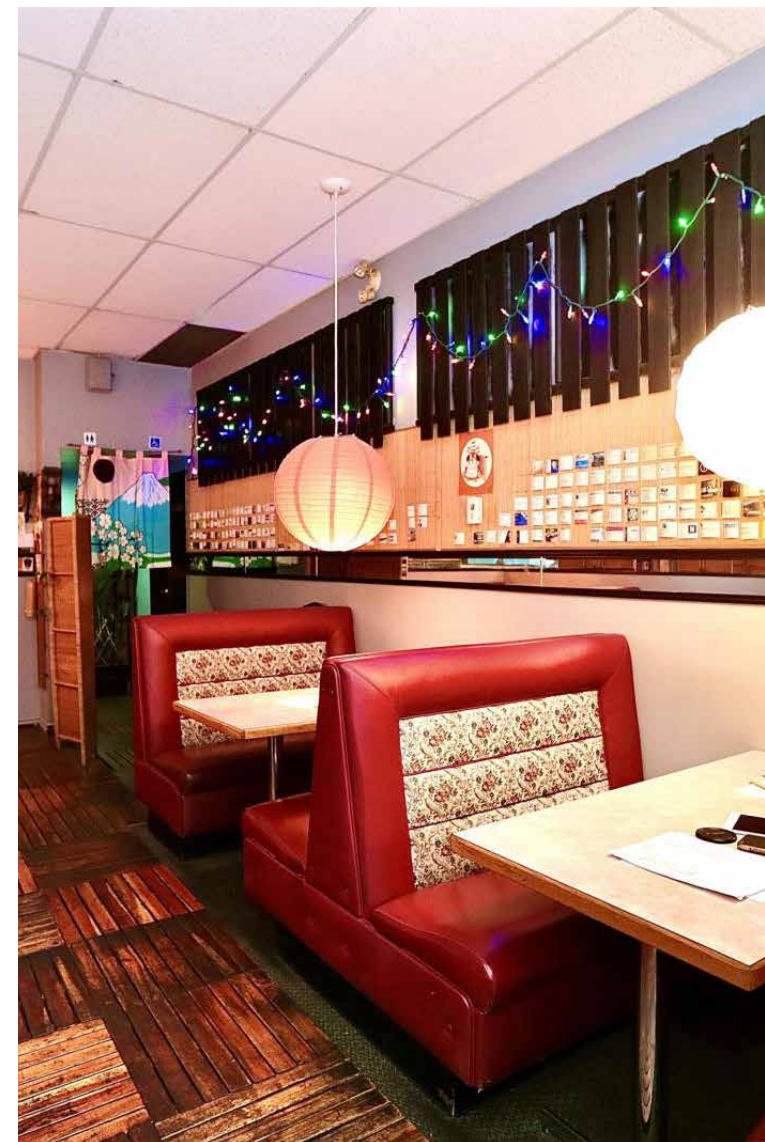
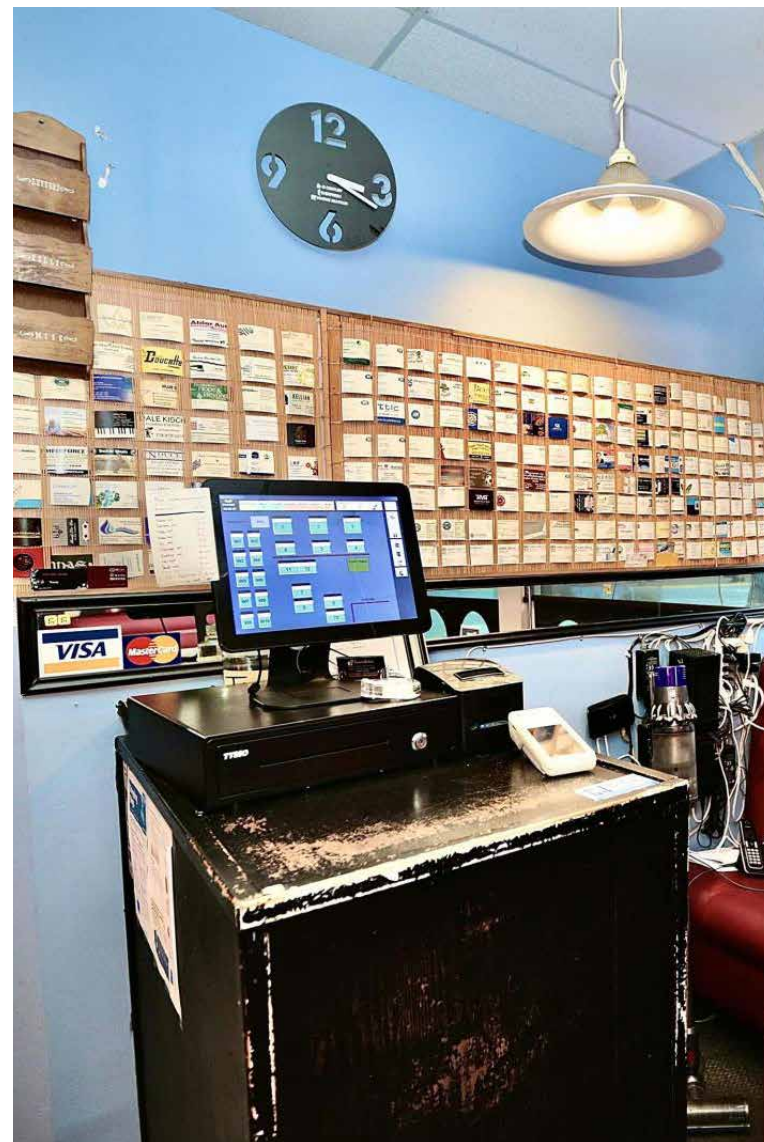
\$4,000,000.00

⚠ IMPORTANT NOTICE

Please do not disturb tenants. Tours of the property will be arranged for the Buyer.



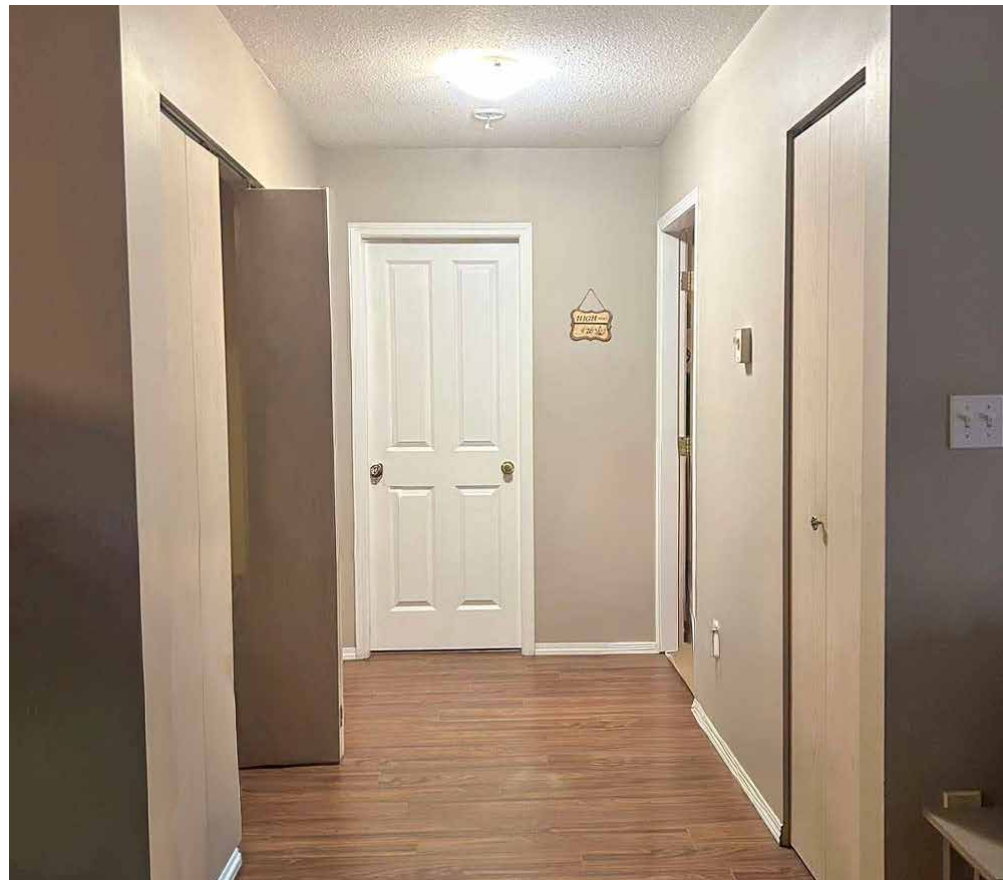
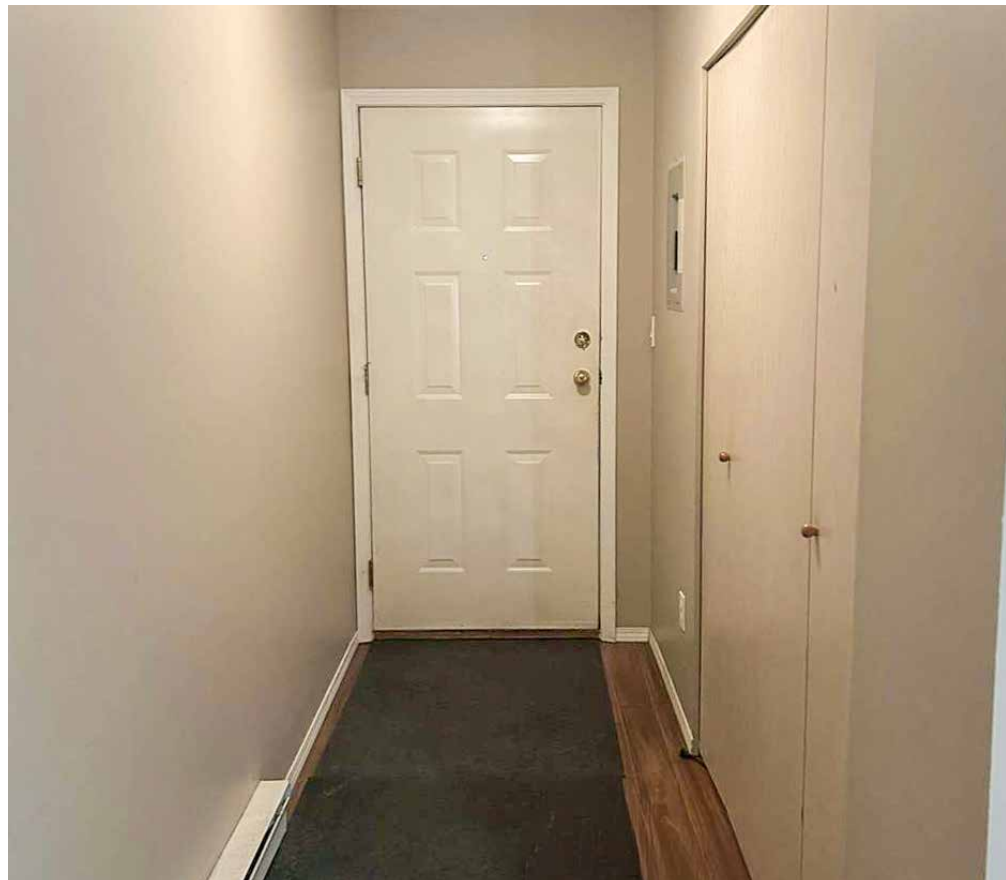
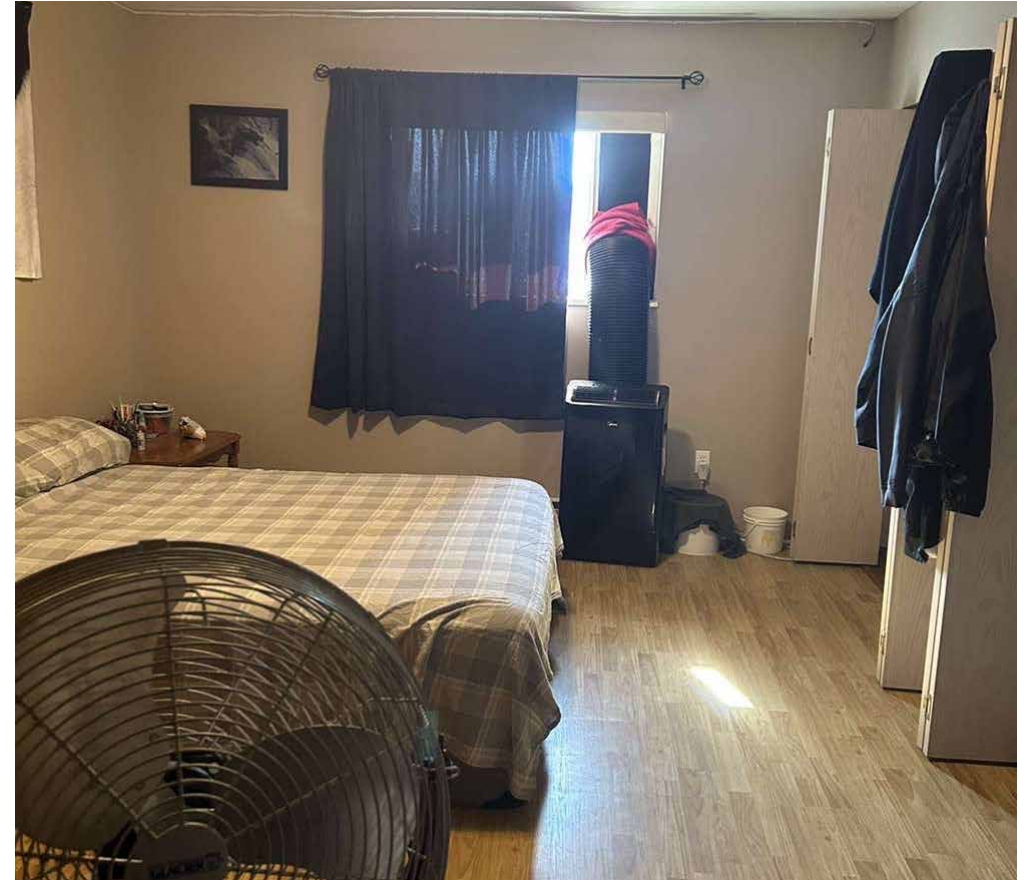
COMMERCIAL UNITS



COMMERCIAL UNITS



RESIDENTIAL UNITS



INCOME & EXPENSE STATEMENT

Year Ended December 31st, 2026

GROSS INCOME	ACTUAL	ACTUAL*	ACTUAL**
Gross Rent	\$241,385	\$244,162	\$247,525
Additional Rent (CRUs)	\$31,263	\$31,263	\$31,263
Total Gross Income.....	\$272,648	\$275,425	\$278,789
EXPENSES			
Insurance.....	\$12,149	\$12,149	\$12,149
Property Taxes.....	\$31,287	\$31,287	\$31,287
Utilities/Hydro/Gas	\$7,711	\$7,711	\$7,711
Repairs/Maintenance	\$4,922	\$4,922	\$4,922
Total Expenses.....	\$56,069	\$56,069	\$56,069
Total Operating Income	\$216,580	\$219,357	\$222,720

* Based off March 2026 Rents

** Based off September 2026 Rents

SUITE BREAKDOWN

3

3-bedroom
1-bathroom

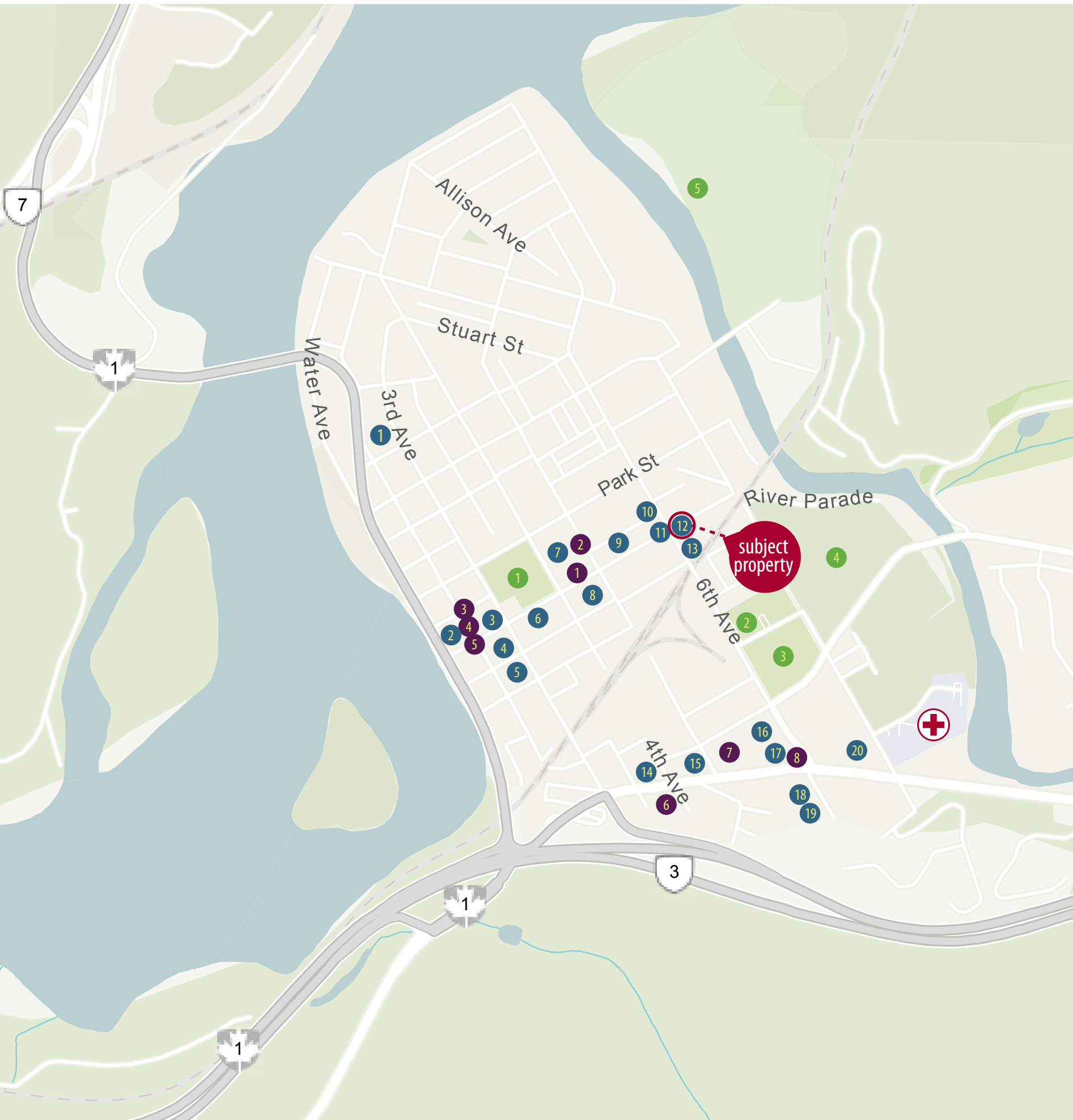
2

2-bedroom
1-bathroom

5

CRU





NEARBY AMENITIES

● RESTAURANTS / CAFES


1. Kibo Japanese Grill & Cafe
2. Pizza Hut
3. Hope Mountain Cafe
4. Freshslice Pizza
5. Kan Yon Chinese Restaurant and Tea Shop
6. Blue Moose Coffee House
7. Panago Pizza
8. Flames Pizza & Pasta
9. Stallones Kitchen + Bar
10. The Tree
11. The Tree Hugger-Wellness Bar
12. Kimchi Restaurant
13. Nomad So.Cial Eatery
14. Hope Korean Kitchen
15. McDonald's
16. Spice and Grill Indian Restaurant
17. Triple O's
18. Papa Johns Pizza
19. Starbucks
20. Home Restaurant

● SHOPPING

1. BCLIQUOR
2. Buy-Low Foods
3. Peter's food market
4. FIELDS
5. Pharmasave
6. Mountainview Brewing Co.
7. Save-on-Foods
8. Dollarama

● PARKS & RECREATIONS

1. Memorial Park
2. Hope & Area Recreation Centre
3. Ball Park
4. Coquihalla River Community Park
5. Hope Golf & Country club

 Fraser Canyon Hospital

FOR MORE INFORMATION, PLEASE CONTACT:

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