

FOR SALE

2065 TRIUMPH STREET

CEDAR COVE MULTI-FAMILY INVESTMENT OPPORTUNITY

Renovated 15-Unit Apartment Building with Stable Income and Long-Term Redevelopment Potential
Attractive Assumable Financing



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THE OPPORTUNITY

Corbel Commercial is pleased to present the opportunity to acquire 2065 Triumph Street, a renovated 15-unit multifamily property in Vancouver's established Grandview-Woodland neighbourhood.

Built in 1967, the three-storey walk-up apartment building occupies a prominent 12,073 SF corner site comprising two legal lots. The property provides stable in-place income and represents an attractive long-term holding opportunity in a desirable and supply-constrained residential neighbourhood.

The site is designated Residential Core – Apartment under the Grandview-Woodland Community Plan, which contemplates residential development of up to six storeys. This designation provides meaningful long-term redevelopment optionality while allowing an investor to benefit from ongoing rental income throughout the holding period.

Conveniently located near Commercial Drive, neighbourhood shopping, transit and everyday amenities, 2065 Triumph Street offers a compelling combination of current cash flow, underlying land value and future development potential.

PROPERTY HIGHLIGHTS



Stable Multifamily Investment

A 15-unit rental apartment building offering established in-place income in one of East Vancouver's most desirable residential neighbourhoods.



Large Two-Lot Corner Site

The property comprises two legal lots with approximately 99 feet of frontage and a total site area of approximately 12,073 SF.



Long-Term Redevelopment Potential

Located within the Grandview-Woodland, Cedar Cove Residential Core subsection of the Community Plan, designating the property for residential apartment development of up to six storeys, at a 2.40 FSR, providing meaningful future redevelopment optionality.



Renovated Rental Property

The existing building has benefited from renovations, supporting its continued operation as an income-producing multifamily investment.



Strategic Holding Opportunity

The existing rental income provides carrying support while an investor evaluates future redevelopment, repositioning or long-term ownership strategies.



Desirable East Vancouver Location

Situated in the Cedar Cove area of Grandview-Woodland, close to Commercial Drive, public transit, neighbourhood shopping, parks, schools and everyday services.



SALIENT FACTS

Civic Address	2065 Triumph Street, Vancouver BC
Property Type	Multi-family rental apartment building
Number of Units	15
Year Built	1967
Lot Size ¹	12,078.00 SF (Approx.)
Lot Dimensions ¹	99 ft. × 122 ft (Approx.)
Legal Lots	Two (2)
Zoning	RM-3A Multiple Dwelling
Community Plan	Grandview-Woodland - Cedar Cove Residential Core
Future Development Policy	Residential apartment development up to six storeys, and prescribed FSR of upto 2.4 ²
Legal Description	LTS 9 & 10, BLK 26, DL 184, PL 178
PIDs	006-700-675 and 006-700-853
Property Tax	\$19,847.30 (2026)
Estimated NOI	Please contact agent
Projected Captilization Rate	Please contact agent
Asking Price	\$6,300,000.00

¹All sizes are approximate and subject to verification.

²Approximately and subject to verification. Any redevelopment is subject to all applicable municipal approvals, policies and requirements.

INVESTMENT OVERVIEW

2065 Triumph Street presents a balanced investment opportunity combining distinct sources of value. This combination should appeal to multifamily investors, value-add operators and longer-term development purchasers seeking secure income with future land-value appreciation.



Current Income

Stable revenue from an established 15-unit rental apartment building.



Attractive Assumable Financing

Approximately \$4.1M in assumable mortgage financing at an exceptional 2.5775% interest rate, with monthly principal and interest payments of approximately \$14,997.82 and maturity on June 1, 2030 (subject to lender approval and verification).



Underlying Land Value

A substantial 12,078 SF corner site comprising two legal lots in a centrally located East Vancouver neighbourhood.



Future Optionality

A community-plan designation contemplating residential apartment development of up to six storeys, subject to municipal approval.



*Virtually staged rendering

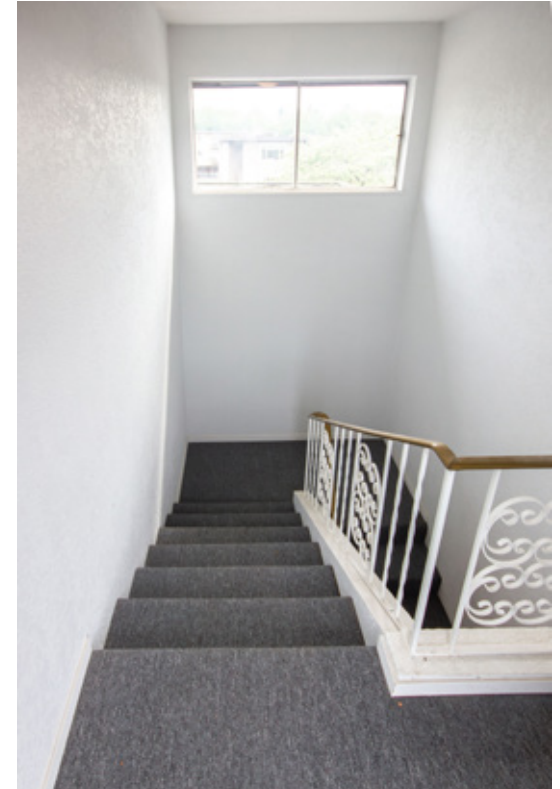




Renovated Kitchens



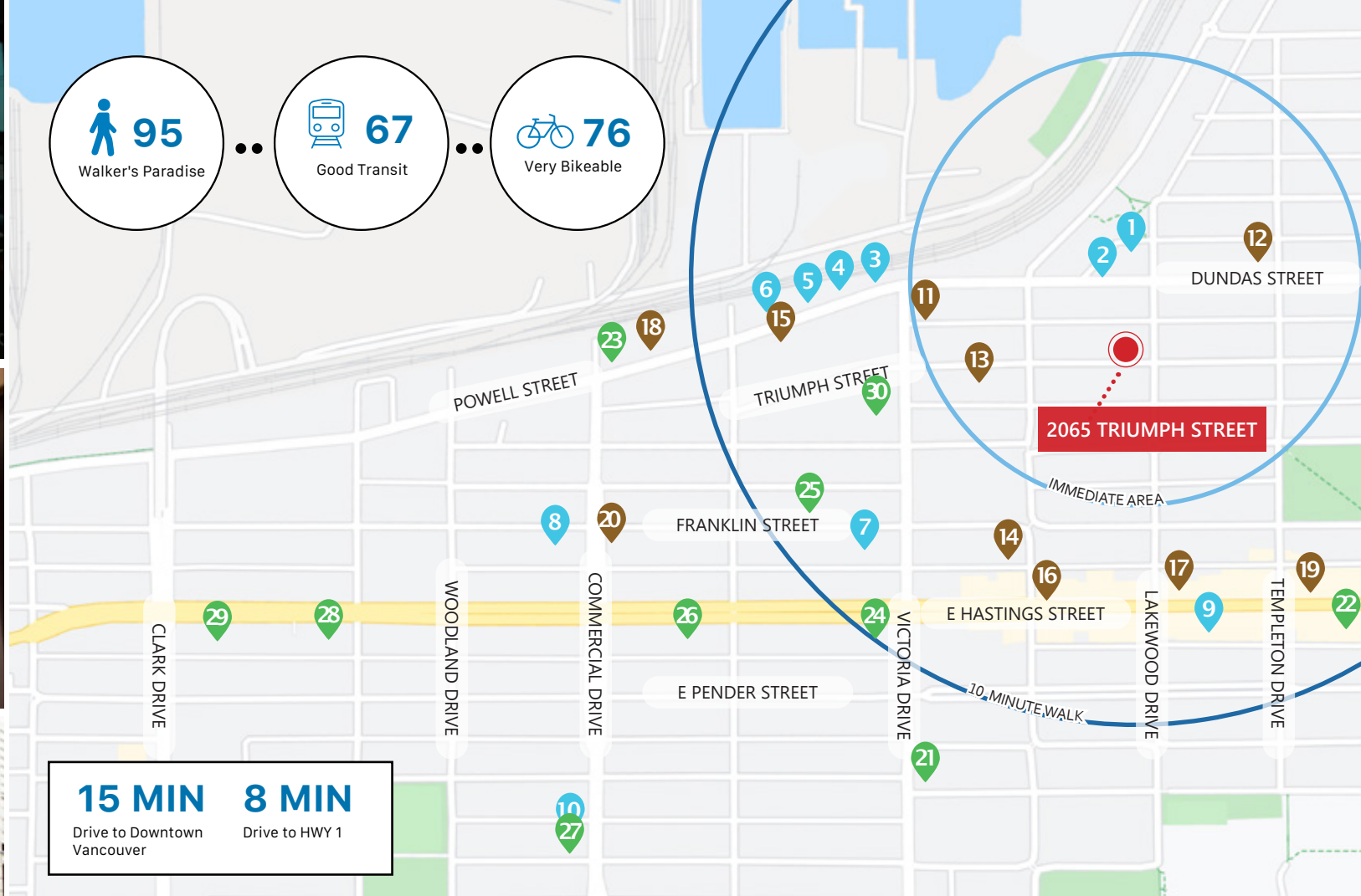
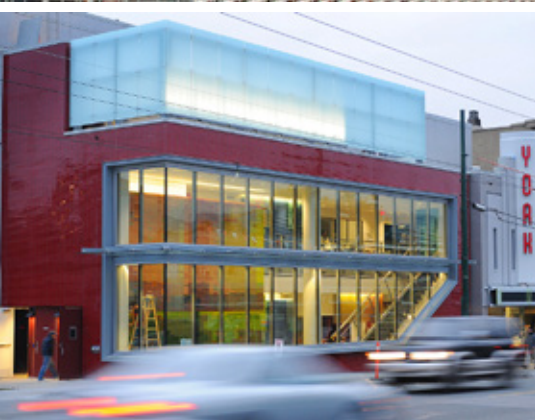
Lobby



Garbage Room



Common Laundry Room



around the
neighbourhood.

Located in the heart of Grandview-Woodland, the property is moments from Commercial Drive and the emerging Port Town district, offering a vibrant mix of cafés, restaurants, breweries, and neighbourhood amenities. Strong residential growth and excellent connectivity continue to support the area's long-term appeal and investment potential.

CAFÉS + RESTAURANTS

1. Domino's Pizza
2. Pho Dundas
3. Nabi House Korean Foods
4. Nero Tondo
5. Niwa Restaurant
6. Angela Pastificio
7. Pelican Seafood Restaurant
8. Frank's Pizza & Bar
9. The Red Wagon
10. Pepino's

CRAFT BREWERIES & CAFÉS

11. JJ Bean Coffee Roasters
12. Far Out Coffee Post
13. Parallel 49 Brewing Company
14. Pallet Coffee Roasters
15. Slow Hand Beer Company
16. Yama Coffee
17. Innocent Ice Cream
18. Odd Society Spirits
19. Doe Coffee
20. Storm Brewing

SHOPPING + AMENITIES

21. Bosa Foods
22. Windsor Meats
23. Nadia Pottery studio
24. Shell
25. Blue Light Studio
26. Mudlab Pottery
27. York Theatre, The Cultch
28. No Frills
29. The Gourmet Warehouse
30. Jute Studios

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