

NAI APARTMENTS

NAI Commercial



FOR SALE

14-Unit Apartment Building with Development Potential

1665 COTTON DRIVE, VANCOUVER, BC

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Location Overview

1665 Cotton Drive is located just off Commercial Drive at the corner of East 1st Avenue and Cotton Drive, 1665 Cotton Drive offers direct access to the heart of Vancouver's Grandview-Woodland neighbourhood. This area, known for its vibrant character and strong community identity, is anchored by the cultural and commercial energy of Little Italy.

Tenants benefit from immediate access to essential services and amenities including Il Mercato Shopping Centre, RBC, Choices Market, and a wide range of cafés and restaurants. The property is also within walking distance of Victoria Park, Britannia Community Centre, and Britannia Secondary School, adding further appeal for long-term renters.

The property is serviced by multiple bus routes and is within walking distance of VCC-Clark SkyTrain Station, providing direct access to downtown Vancouver, Coquitlam, and Surrey. The upcoming Broadway Millennium Line SkyTrain extension will add service to Vancouver's west side, with a future phase under consideration that would continue the line to the University of British Columbia. These improvements will make travel across the region faster and more convenient for residents and tenants.

Property Overview

Constructed in 1965, 1665 Cotton is a 14-suite wood frame apartment building situated on a 8,508 SF lot. The building has been kept in great shape throughout the years with the windows replaced, suite upgrades, sewage pipe upgrades, roof replacement in 2011, and more. All suites have breaker panels.

Summarized Rent Roll

Average Rents:

Jr. 1-Bedroom	\$1,600/month
1-Bedroom	\$1,611/month

Stabilized Income & Expenses:

Total Annual Income	\$271,550
Total Operating Expenses	\$64,379
Net Operating Income	\$207,170

 [Request access to the data room for rent roll](#)

Investment Highlights

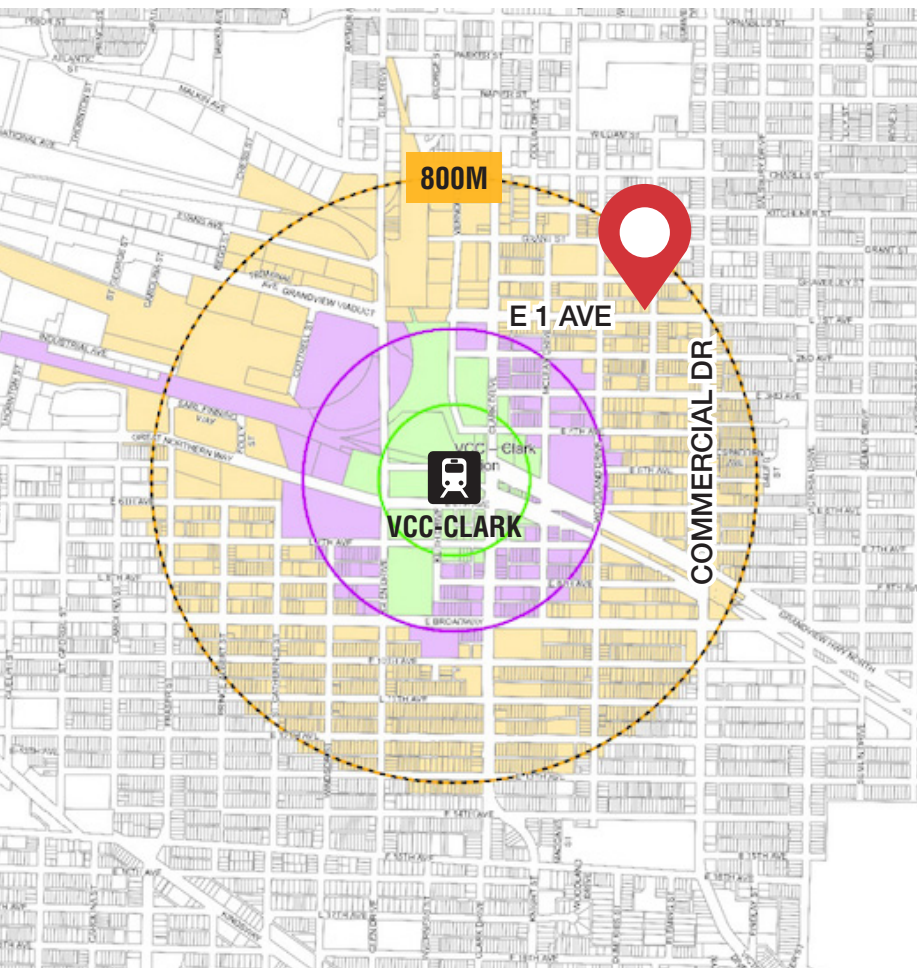
Well-Maintained Building with the following upgrades:

- ▶ Full Building Repaint – 2013
- ▶ Roof Replacement – 2011
- ▶ Window Replacement (Double Glazed) – 1993
- ▶ New Boiler – 2017
- ▶ Hot Water Tank – 2012
- ▶ Sewer Line Replacement – 2018
- ▶ Oil Tank Removal – 2022
- ▶ Electrical Breaker Panels Installed

Development Potential

Transit-Oriented Area (TOA)

In June 2024, the Province of British Columbia introduced Transit-Oriented Development Areas (TOAs) to encourage higher-density housing near transit hubs. Properties within 800 meters of a SkyTrain station are now subject to minimum provincial density requirements. 1665 Cotton Drive qualifies as a TOA site, with a minimum Floor Space Ratio (FSR) of 3.0, reinforcing its strong redevelopment potential.



Property Details

Legal Description:

Lot H, Block 62,
Plan VAP9072,
District Lot 264a,
Group 1, New
Westminster Land
District

PID: 009-761-764

Lot Size: 8,508 SF
(74' x 114.97')

Zoning: RM-4

Year Built: 1965

Property Taxes
(2024): \$12,470

Suite Mix:	Jr. 1-Bedroom	1
	1-Bedroom	13
	Total	14

Price: \$4,900,000

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