

PORT MANOR & THE CHANCELLOR

4326 & 4336 West 10th Avenue, Vancouver

ACQUIRE TWO SIDE BY SIDE BOUTIQUE MULTIFAMILY BUILDINGS IN THE HEART OF WEST POINT GREY

\$15,348,000 — **4.25%**
PRICING GUIDANCE CAP RATE



2

WEST POINT GREY ASSETS

27

IMMACULATE RESIDENTIAL SUITES

2,300

SQ. FT. OF RETAIL SPACE

132

FT. OF PROMINENT FRONTAGE

56K

POTENTIAL DENSITY

THE OPPORTUNITY

Positioned in the heart of Vancouver's prestigious West Point Grey neighbourhood, 4326 & 4336 West 10th Avenue present the rare chance to acquire **two exceptionally well-maintained multifamily buildings with secure income and redevelopment potential.** Pride of ownership is evident throughout the buildings with a high attention to detail in the common areas through to the suite finishings. **The properties have a combined 27 residential suites, 2,300 sq. ft. retail space, as well as 132 ft. of prominent frontage on West 10th Avenue.** The properties' location on the West Side benefits from its proximity to UBC, top schools, multiple parks, and a mix of attractive local retail amenities.



\$15,348,000

PRICING GUIDANCE

4.25%

CAP RATE



PROPERTY OVERVIEW

ADDRESSES

4326 & 4336 W 10th Avenue, Vancouver

NET RENTAL AREA

26,199 sq. ft. (approx.)

COMBINED LOT SIZE

132' x 122'

POTENTIAL DENSITY

56,364 sq. ft. (3.50 FSR)

TOTAL UNIT COUNT

Residential Unit Count

Studio:	2 units
1 - Bedroom:	8 units
<u>2 - Bedroom:</u>	<u>17 units</u>
Total:	27 units

Commercial Unit Count

Commercial: 2 Units



[CLICK FOR MORE INFORMATION](#)

INVESTMENT HIGHLIGHTS



Prime West Point Grey location steps from UBC, high-income households, the city's top-rated public and private schools, retail, dining, and nearby transit connections.



Two renovated multi-family buildings totalling 27 residential units + 2 CRU, across approximately 26,199 sq. ft.



Large combined lot size of 132' x 122', offering redevelopment potential under the existing C-2 commercial zoning.



Attractive demographics with an average household income of \$198,173, population growth of 4% (5-year est.), and an average age of 38.4, supporting long-term rental demand.

PORT MANOR APARTMENTS

ADDRESS

4326 W 10th Avenue, Vancouver

PID(S)

006-016-499 & 008-190-160

LEGAL DESCRIPTIONS

LOT 5 OF LOT 2 BLOCK 155 DISTRICT LOT 540 PLAN 3140 & LOT 6 OF LOT 2 BLOCK 155 DISTRICT LOT 540 PLAN 3140

LOT 6 OF LOT 2 BLOCK 155 DISTRICT LOT 540 PLAN 3140 & LOT 5 OF LOT 2 BLOCK 155 DISTRICT LOT 540 PLAN 3140

BUILDING SIZE

13,271 sq. ft. (approx.)

LOT SIZE

66' x 122' = 8,052 sq. ft. (approx.)

ZONING

C-2 -Commercial

YEAR BUILT

1957

ASSESSED VALUE

\$8,230,000 (2026)

COMMERCIAL UNIT MIX

1 CRU (2,300 SF)
1 Leased Billboard

PARKING

6 stalls

STORAGE LOCKERS

12 lockers

PRICE

\$8,350,000 (4.38% Cap Rate)



FOR SALE | 4236 & 4336 W 10TH AVENUE, VANCOUVER



SUITE MIX

Bedroom Type	# of units	Avg. sq. ft.
Studio (unauthorized)	1 unit	430 sq. ft.
1-Bed (ground floor)	1 unit	743 sq. ft.
1-Bed (upper floors)	2 units	886 sq. ft.
2-Bed	6 units	1,030 sq. ft.
2-Bed (converted from 1-Bed)	2 units	935 sq. ft.
TOTAL	12 units	916 sq. ft.
Commercial	2 units	2,300 sq. ft.

RECENT CAPITAL IMPROVEMENTS

- › Most residential units have been fully renovated. The renovations have been done to a high standard
- › 37 new triple-glazed vinyl windows with cordless blinds (2022)
- › High-resolution security cameras
- › LED indoor and outdoor common-area lighting
- › Roof replaced in 2018 and is in excellent condition
- › All toilets replaced (2024–2025)
- › Exterior repainted using high quality Sherwin Williams Rain Refresh paint (2025)
- › Significant plumbing upgrades completed throughout the building
- › 400 amp service. Most electrical panels have been replaced
- › Double glazed aluminum storefront windows

CHANCELLOR APARTMENTS

ADDRESS

4336 West 10th Avenue, Vancouver

PID(S)

007-760-761 & 007-760-779

LEGAL DESCRIPTIONS

LOT 3 OF LOT 2 BLOCK 155 DISTRICT LOT 540 PLAN 3140 & LOT 4 OF LOT 2 BLOCK 155 DISTRICT LOT 540 PLAN 3140

LOT 4 OF LOT 2 BLOCK 155 DISTRICT LOT 540 PLAN 3140 & LOT 3 OF LOT 2 BLOCK 155 DISTRICT LOT 540 PLAN 3140

BUILDING SIZE

12,928 sq. ft. (approx.)

LOT SIZE

66' x 122' = 8,052 sq. ft. (approx.)

ZONING

C-2 -Commercial

YEAR BUILT

1949

ASSESSED VALUE

\$6,739,000

PARKING

6 stalls

STORAGE LOCKERS

16 lockers

PRICE

\$6,998,000 (4.09% Cap Rate)



FOR SALE | 4236 & 4336 W 10TH AVENUE, VANCOUVER



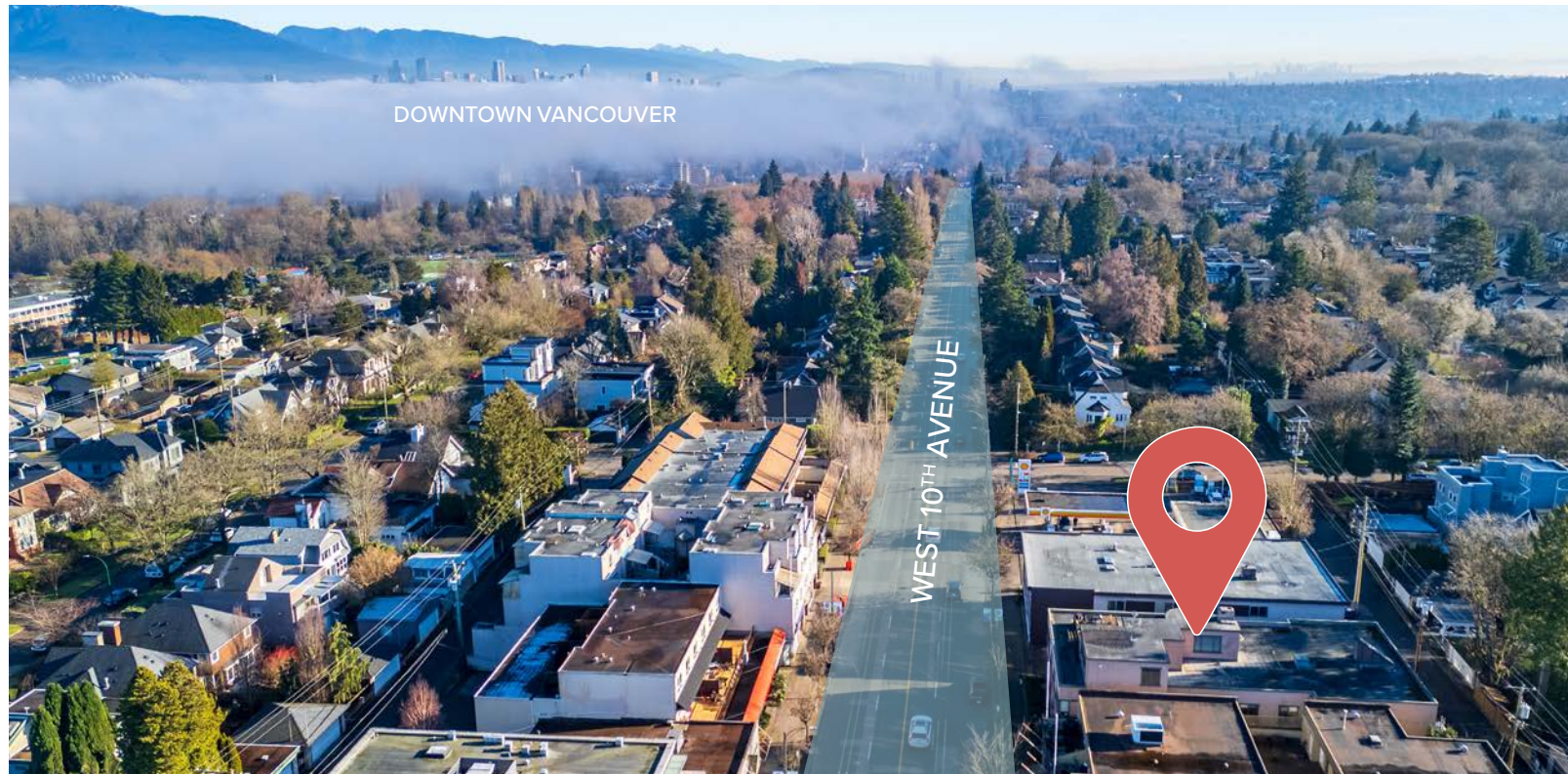
SUITE MIX

Bedroom Type	# of units	Avg. sq. ft.
Studio	1 unit	641 sq. ft.
1-Bed	5 units	745 sq. ft.
2-Bed	9 units	951 sq. ft.
TOTAL	15 units	862 sq. ft.

RECENT CAPITAL IMPROVEMENTS

- › Building has been professionally managed with consistent capital improvements and maintenance under the current long-term ownership.
- › 11 of the 15 suites were renovated in 2010

DEVELOPMENT POTENTIAL



LAND USE CONTROLS

EXISTING ZONING DESIGNATION

C-2 Commercial

ZONING INTENT

The intent of this schedule is to provide for a wide range of commercial uses serving both local and citywide needs, as well as dwelling uses along arterial streets. In addition, this schedule encourages mixed-use residential buildings that contain secure rental housing by including provisions for residential rental tenure buildings.

MAXIMUM DENSITY (ZONING)

3.50x FSR (Minimum 0.35x FSR for Commercial Use), up to 3.70x FSR for corner sites with a minimum area of 17,997 SF & 150' of frontage.

ODP DESIGNATION

City of Vancouver Draft ODP –Mixed-Use Low-Rise

ODP INTENT

Commercial buildings or mixed-use apartment buildings with a range of residential tenures in combination with non-residential uses in low-rise buildings up to 6 storeys.

TENANT RELOCATION AND PROTECTION POLICY

Existing tenants shall be provided Right of First Refusal to move back into the new building with a 20% discount off starting market rents, or at the new market rents. Please contact listing agents for more information on this new policy

Mixed-Use Low-Rise

Commercial buildings or mixed-use apartment buildings with a range of residential tenures in combination with non-residential uses in low-rise buildings up to 6 or 8 storeys.

Heights: Up to 6 storeys (or up to 8 storeys for mixed-use buildings located within a Transit-Oriented Area)



MAXIMUM DENSITY
56,364 SQ. FT.
(3.50 FSR)

MAXIMUM BUILDING HEIGHT
6 STOREYS

LOCATION & AMENITIES MAP

WEST POINT GREY DEMOGRAPHICS

CURRENT POPULATION

14,272 Residents

POPULATION GROWTH (5 YEAR EST.)

4%

HOUSEHOLDS IN AREA

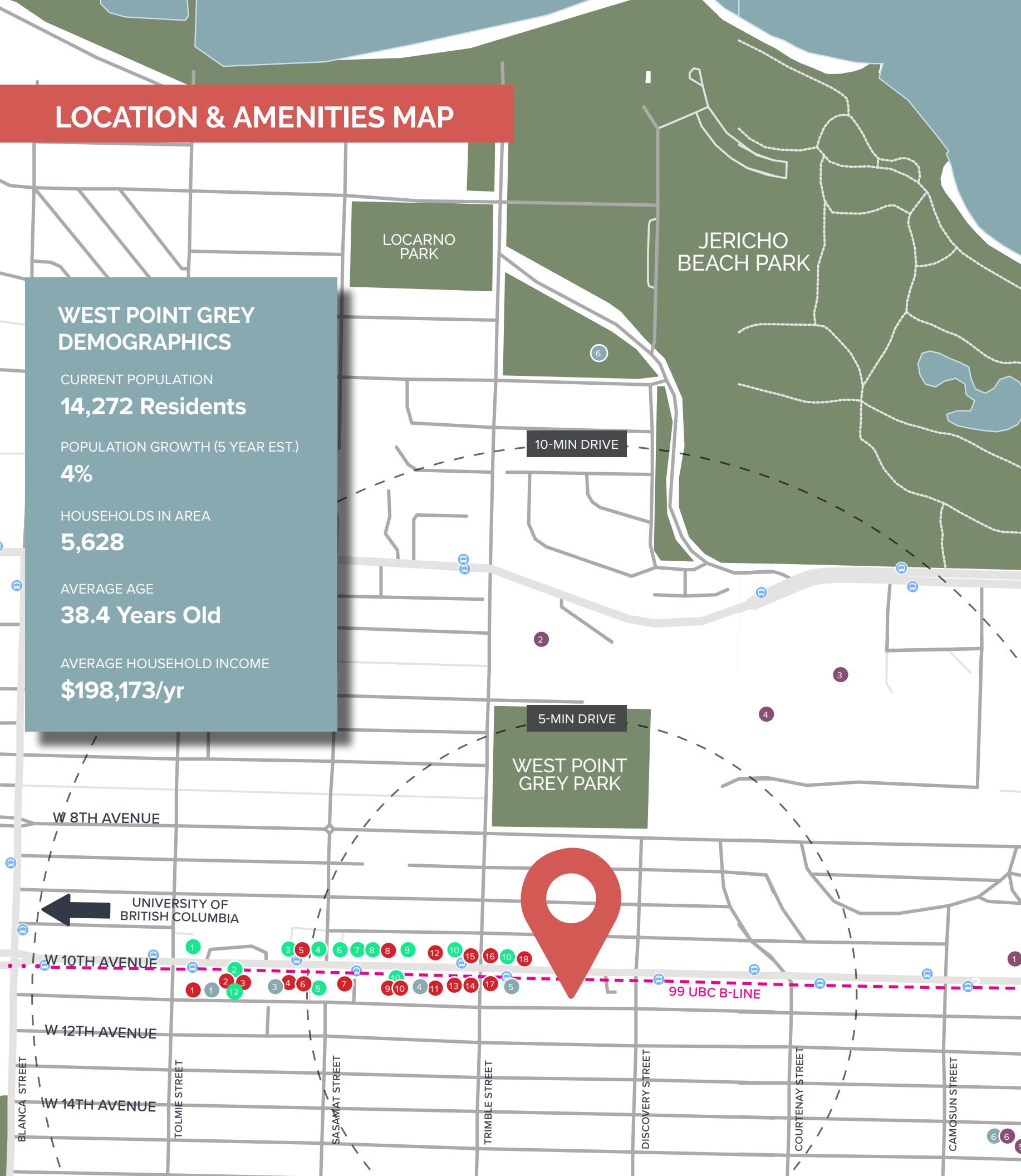
5,628

AVERAGE AGE

38.4 Years Old

AVERAGE HOUSEHOLD INCOME

\$198,173/yr



LOCATION ADVANTAGE

Located near the University of British Columbia (UBC), the area benefits from consistent demand from students, faculty, and staff, making it highly attractive to both academic and professional communities. Its accessibility is further strengthened by service from the 99 B-Line, which provides direct transit to UBC and future connectivity to the Broadway Subway Extension at Arbutus Station, improving travel across Vancouver. Positioned within a sought-after and evolving market, the neighbourhood also stands to gain from planned densification and mixed-use developments, supporting strong long-term capital appreciation and sustained demand.

RESTAURANTS

- | | | |
|----------------------|---------------------------|-------------------------------|
| 1. Pizza Pizza | 8. Bombay Masala | 15. Ginger & Chili Restaurant |
| 2. Pizza Hut | 9. Bella Roma | 16. Casa Nostra Ristorante |
| 3. Koi Sushi | 10. Bean Around the World | 17. Little Umbrella |
| 4. Sun Sushi | 11. Burgoo | 18. Subway |
| 5. Yi Fang Fruit Tee | 12. Chickasta | |
| 6. Four Olives | 13. Domino's Pizza | |
| 7. Hime Sushi | 14. Kumi Sushi Bar | |

RETAIL

- | | |
|-------------------------|----------------------------|
| 1. TD Canada Trust | 7. UPS Store |
| 2. Top 10 Produce | 8. Tenth & Proper Boutique |
| 3. Trinity Tree | 9. Hewer Home Hardware |
| 4. RBC Royal Bank | 10. Gild & Co |
| 5. BMO Bank of Montreal | 11. Foxy Box Wax Bar |
| 6. CIBC | 12. Westland Insurance |

SCHOOLS

1. Our Lady of Perpetual Help
2. Queen Mary Elementary School
3. Pacific Spirit School
4. West Point Grey Academy
5. Lord Byng Secondary School
6. Jules Quesnel (French Immersion)
7. University of British Columbia

COMMUNITY SERVICES

1. Vancouver Public Library
2. Point Grey Pharmacy
3. Pure Integrative Pharmacy
4. LifeLabs Medical Laboratory
5. West Point Grey Community Centre
6. Lord Byng Pool

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MULTIFAMILY BUILDINGS IN THE HEART
OF WEST POINT GREY



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