

**AVISON
YOUNG**

For Sale

**2532 Fraser Street
Vancouver, BC**



Opportunity to acquire a value-add, nine (9) unit apartment building in the heart of Mount Pleasant, just one block off East Broadway on Fraser Street

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2532 FRASER STREET

Vancouver, BC

Opportunity

Avison Young is pleased to present 2532 Fraser Street, an exceptionally well-located apartment building in Vancouver's highly sought-after Mount Pleasant neighbourhood (the "Property"). This two-storey building comprises nine (9) rental units and offers investors a compelling value-add opportunity.

Positioned within the Broadway Plan area, the Property benefits from land-use policies that support high density development, enhancing the long-term investment outlook. Situated on a 2,731 square foot lot on the south side of Fraser Street, the offering allows purchasers to secure a foothold in an established rental market characterized by consistently low vacancy rates and strong tenant demand.

Location

Situated in the vibrant Mount Pleasant area of East Vancouver, 2532 Fraser Street is positioned in a high demand rental market with strong transit connectivity and exceptional urban convenience. Its proximity to major routes, including East Broadway, Kingsway, and Main Street, places the Property within a lively, pedestrian-friendly district that continues to attract long-term renters.

The neighbourhood's excellent walkability, cycling infrastructure, and reliable transit network make it easy for residents to move through the city without a vehicle, an increasingly desirable lifestyle choice for Vancouver renters.

Mount Pleasant's blend of local cafés, restaurants, independent retailers, and essential services contributes to a dynamic community atmosphere, while nearby employment centres and the Broadway transit corridor further enhance accessibility. As the area continues to grow and evolve, 2532 Fraser Street offers investors a compelling opportunity to secure a multi-family asset in one of Vancouver's most consistently sought-after rental environments.

Property overview

ADDRESS
2532 Fraser Street, Vancouver, BC

PID
007-615-795

ZONING
RT-5: Two Family Dwelling

LAND USE DESIGNATION
Broadway Plan – MRTC (Rental Only): Up to 18 storeys / 5.50 FSR

CURRENT IMPROVEMENTS
Two-storey apartment building containing nine (9) residential units

SUITE MIX
9 units are two-bedroom, one-bathroom suites, averaging 600 sq. ft.

SITE AREA (TOTAL)
2,731 sf

PRICING GUIDANCE
\$2,600,000

ASSESSED VALUE (2026)
\$2,860,000

Investment highlights

Value-add potential - Positioned as a significant value-add opportunity to improve the overall building and income

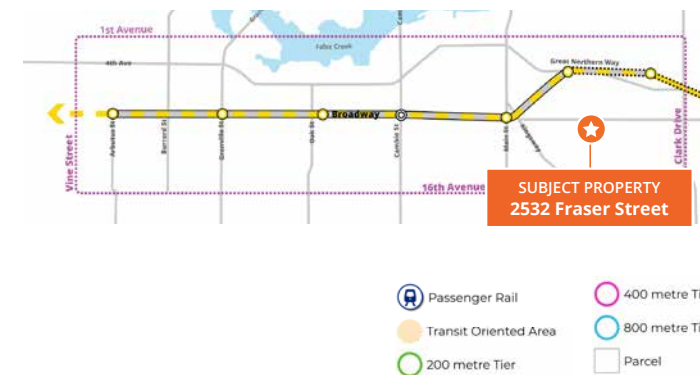
Upside in rents - The current rents remain well below market; turnover and targeted improvements offer a clear path to increased income and value

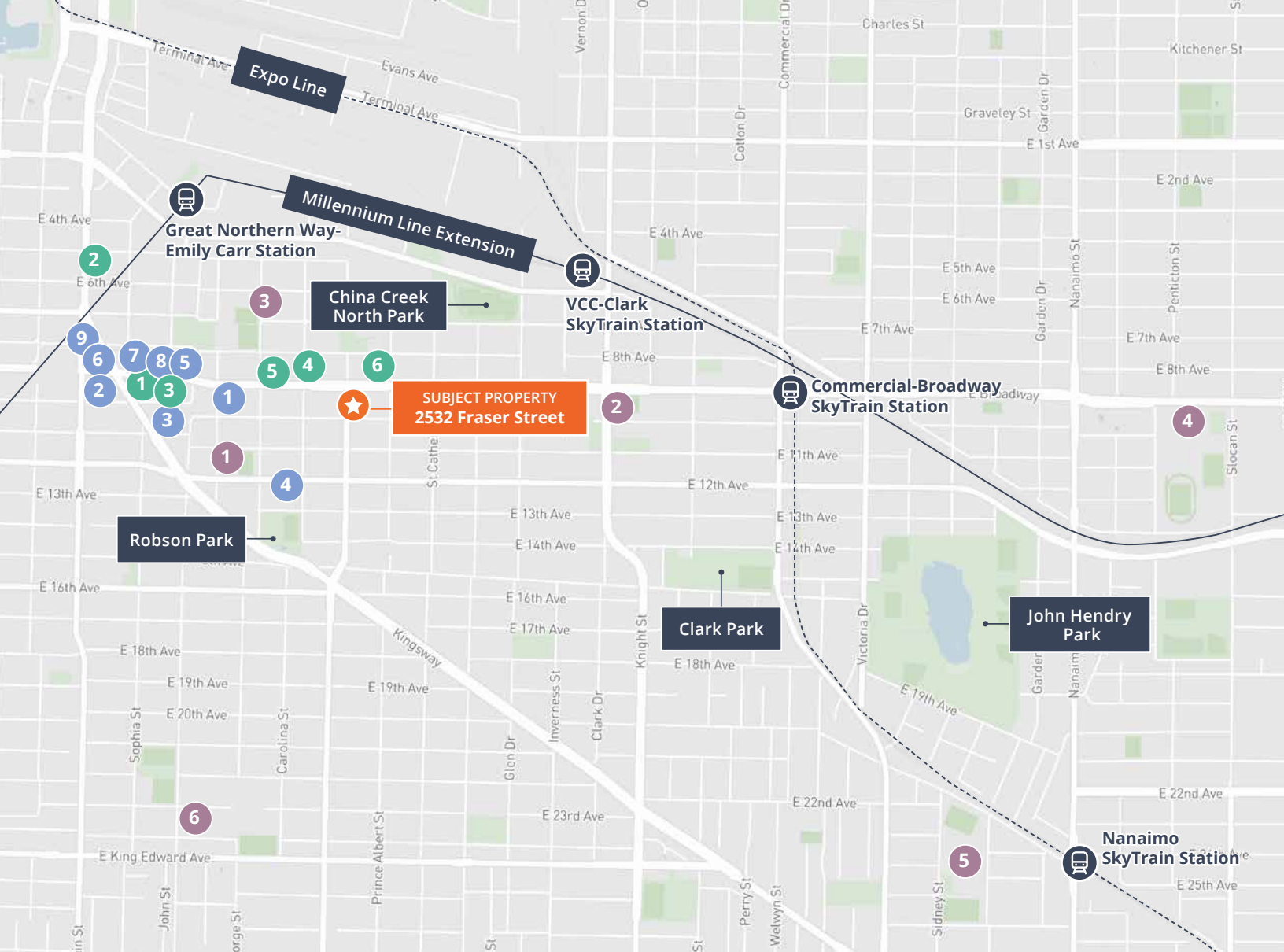
Fronting Fraser Street - A vibrant commercial corridor anchored by diverse dining, independent grocers, bakeries, and culturally driven local businesses

Within the Broadway Plan - Permitting high-rise rental development up to 18 storeys

Development potential

The Property is located 800 metres from the Great Northern Way - Emily Carr Station and is designated Broadway Plan - MRTC (Rental Only) permitting high-rise rental development up to 18 storeys and 5.50 FSR, subject to a minimum 120 ft frontage.





SHOPPING AND SERVICES

1. Save-On-Foods
2. Pharmasave Mount Pleasant
3. Kingsgate Mall
4. Circle K
5. Kim's Mart
6. Jood Halal Meats and Grocery

RESTAURANTS & CAFES

1. AM Cafe
2. Thierry Mount Pleasant
3. The Farmhouse
4. Mercato di Luigi
5. Mood be Cafe
6. Trees Organic Coffee
7. AJ's Brooklyn Pizza Joint
8. Sumibiyaki Arashi
9. The Pleasant

SCHOOLS

1. Florence Nightingale Elementary School
2. Queen Alexandra Elementary
3. Mount Pleasant Elementary School
4. Vancouver Technical Secondary School (VTSS)
5. Gladstone Secondary School
6. Sir Charles Tupper Secondary School

Contact for more information

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