

FOR SALE

# 2184 WALL STREET

Vancouver, BC

Offered Below  
Assessed Value

21-unit multifamily investment property in the Cedar Cove subarea of the Grandview-Woodland community



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*\*Personal Real Estate Corporation*

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INTERNATIONAL



# 2184 WALL STREET

Vancouver, BC

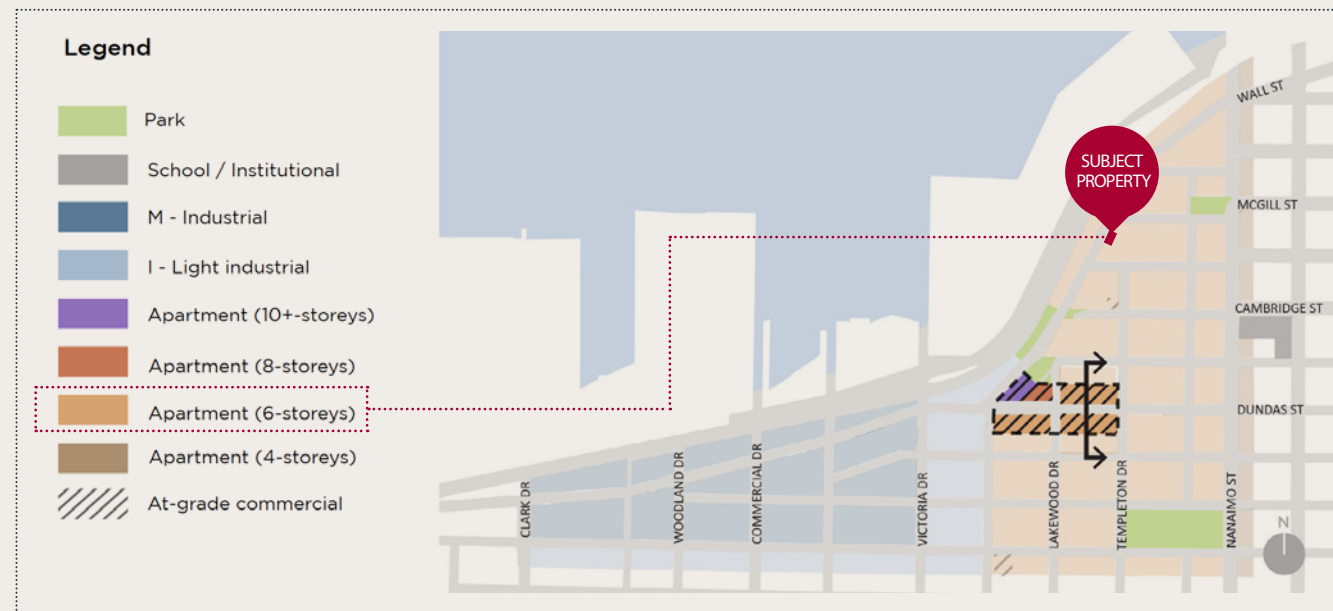


## OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to acquire 2184 Wall Street — a 12,000 SF site in Vancouver’s Grandview-Woodland neighbourhood improved with a 21-unit apartment building. This well-maintained 4-storey walk-up, constructed circa 1965, comprises 19 one-bedroom units and 2 two-bedroom units. The property offers stable in-place income with the potential to unlock further value through strategic renovations that enhance both revenue and long-term asset performance. Additionally, the site is eligible for redevelopment under the Grandview-Woodland Community Plan, permitting up to 6 storeys and a 2.4 FSR for secured rental housing.

## LAND USE & POTENTIAL REDEVELOPMENT

The Grandview-Woodland Community Plan, adopted by Vancouver City Council on July 28, 2016, provides a comprehensive framework to guide the neighbourhood’s growth and development over the next 30 years. The plan focuses on enhancing housing diversity and affordability, improving transportation options, and upgrading community amenities, while preserving the unique character and heritage of the Grandview-Woodland area.



Source: Grandview-Woodland Community Plan, City of Vancouver

# PROPERTY DETAILS

### ADDRESS

2184 Wall Street, Vancouver, BC

### PROPERTY IDENTIFIERS

015-694-089; 015-694-097

### LEGAL DESCRIPTION

Lots 4 & 5 Block 7 District Lot 184 Plan 178

### ZONING

RM-3 - Multiple Dwelling

### SITE DIMENSIONS

100 ft x 120 ft

### SITE SIZE

12,000 sf

### COMMUNITY PLAN

Grandview-Woodland  
Cedar Cove | Residential Core |  
Apartment (6-Storeys)

### IMPROVEMENTS

4-storey walk-up apartment  
building

### YEAR BUILT

1965

### SUITE MIX

One Bedroom 19 units  
Two Bedroom 2 units  
Total Units 21 units

### ASSESSED VALUE (AS OF JULY 1, 2024)

Land \$3,810,000  
Improvements \$2,590,000  
\$6,400,000

### PROPERTY TAXES (2024)

\$19,259.90

### NET OPERATING INCOME

Contact listing agent

### SALE PRICE

**\$6,295,000**

## RENT ROLL SUMMARY\*

Unit Type	# of Units	Total Monthly Rent	Total Annual Rent	Average Monthly Rent / Unit	Average Market Rent / Month	Revenue Upside
1-Bedroom	19	\$27,415	\$328,975	\$1,443	\$1,750	21.3%
2-Bedroom	2	\$3,285	\$39,416	\$1,642	\$1,995	21.5%
<b>Total</b>	<b>21</b>	<b>\$30,699</b>	<b>\$368,391</b>	<b>\$1,462</b>		

\*Detailed analysis available through listing agent upon receipt of a signed CA

## POLICIES

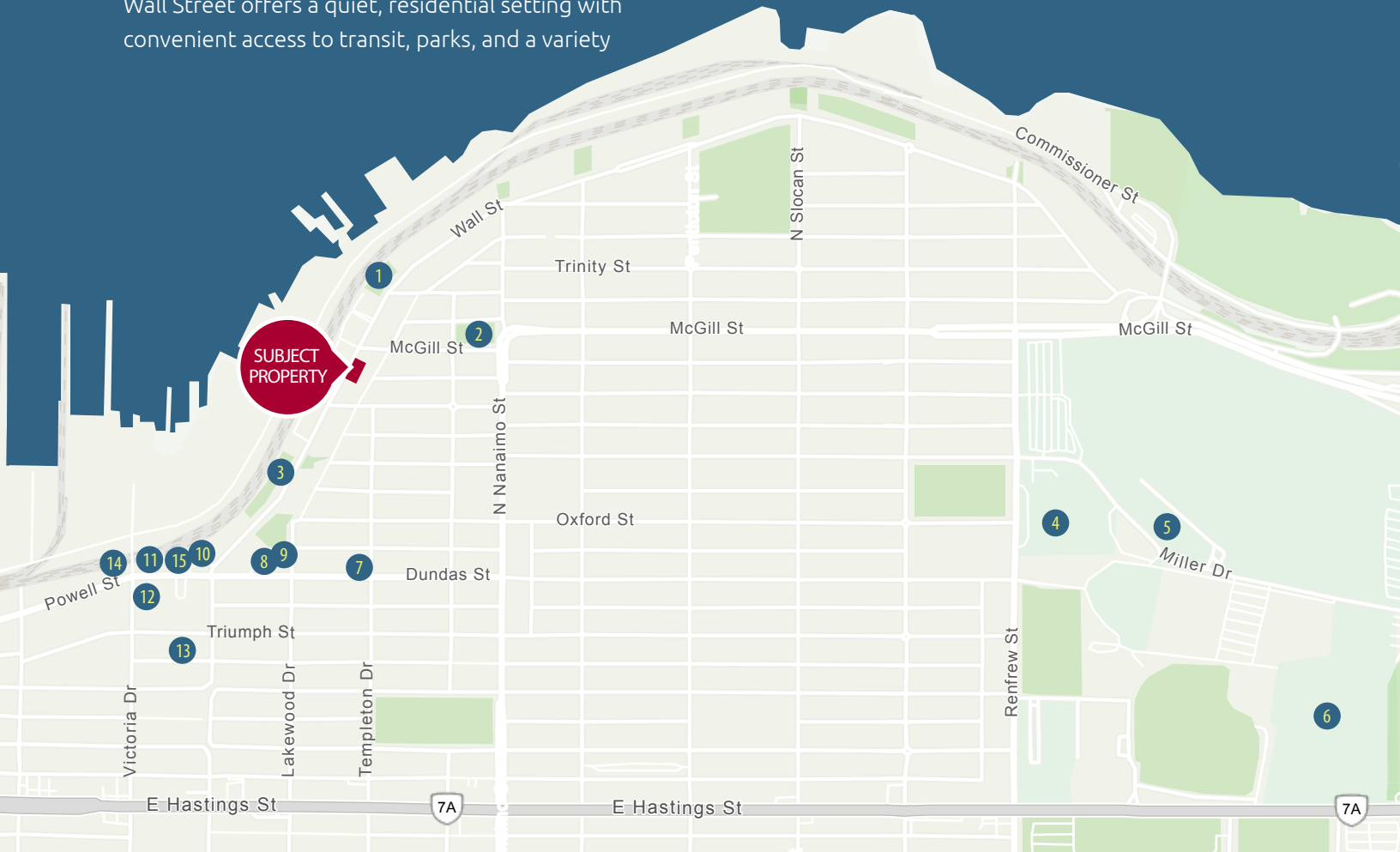
Support applications for 100% secured rental housing in existing RM zones (per Rental Housing ODP)

- » **Height:** Up to 6 storeys
- » **Density:** Up to 2.4 FSR
- » **Frontage:** 15.1 m (49.5 ft) min. to 60.9 m (200 ft) max.
- » **Setbacks:** 6.1 m front / 2.1 m side / 6.1 m rear
- » **Design:** Ground-level access required for first-floor units
- » **Public Realm:** Encourage improvements such as wider sidewalks, street trees, seating, lighting, and bike racks

# LOCATION

The property is situated on the east side of Wall Street, just south of McGill Street, in the Cedar Cove subarea of Vancouver's Grandview-Woodland community. Positioned along the scenic Portside Greenway and near the Wall Street shoreline, 2184 Wall Street offers a quiet, residential setting with convenient access to transit, parks, and a variety

of everyday amenities. Its central location places it minutes from the eclectic offerings of Commercial Drive and Hastings Street, known for their vibrant mix of retail, dining, and cultural destinations.



## NEARBY AMENITIES

1. Trinity Park
2. McGill Park
3. Wall Street Community Garden
4. Pacific Coliseum
5. Hastings Racecourse & Casino
6. Hastings Park
7. Far Out Coffee Post
8. Pho Dundas
9. Domino's Pizza
10. McDonald's
11. The Princeton Pub & Grill
12. JJ Bean Coffee Roasters
13. Parallel 49 Brewing Company
14. Aleph Eatery
15. Chevron

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