

FOR SALE

**LONDON
PACIFIC**

THE PRINCE APARTMENT
1775 ADANAC STREET, VANCOUVER, BC



OPPORTUNITY OVERVIEW

London Pacific is pleased to present The Prince (the “Property”), a rare opportunity to acquire a well-maintained rental apartment building and own a piece of iconic Commercial Drive.

Situated in Vancouver’s highly sought-after Grandview-Woodland neighbourhood, The Prince is a six-suite low-rise apartment building located just steps from the vibrant retail, dining, and cultural amenities of Commercial Drive. Constructed in 1952, the Property is situated on a 5,367 SF mid-block lot with dimensions of approximately 44’ x 122’ with future assembly potential which could complete the block.

The Property provides stable in-place cash flow with upside potential through strategic unit turnover, renovations, and rental optimization. Meticulously maintained by the same ownership group for decades, The Prince represents a rare opportunity to acquire a

pride-of-ownership asset in one of Vancouver’s most established rental markets. A secure three-bay garage, accessed from the rear lane, provides additional income through month-to-month rentals while offering future potential to enhance revenue.

Grandview-Woodland is one of Vancouver’s most vibrant and established neighbourhoods, renowned for its character homes, strong sense of community, and eclectic mix of shops, cafés, and restaurants along Commercial Drive. The area benefits from exceptional transit connectivity, convenient cycling access to Downtown Vancouver via the Adanac Bikeway, and proximity to major transportation corridors including East 1st Avenue and Clark Drive. Residents also enjoy access to numerous parks and recreational amenities, including Grandview Park and Britannia Community Centre, as well as a variety of schools and everyday services.



SALIENT FACTS

THE PRINCE

ADDRESS

1775 Adanac Street
Vancouver, BC

LEGAL DESCRIPTION

LOT 13, BLOCK D, PLAN VAP729, DISTRICT
LOT 183, GROUP 1, NEW WESTMINSTER LAND
DISTRICT, OF LOT 8

PID

015-163-580

6 UNITS

5 x 1 Bedroom
1 x Studio

PROPERTY SIZE

5,367 SQFT

GROSS TAXES

\$7,376.74

YEAR CONSTRUCTED

1952

DESIGNATION

Grandview Northwest Apartment

VACANCIES

1 vacant unit on possession

PRICE

\$2,350,000.00



INVESTMENT HIGHLIGHTS

- 

Delivered with strong rents allowing the purchaser ease of operation.
- 

Located in the Grandview Woodlands Plan allowing potential future development.
- 

Situated ideally near walkable amenities on Commerical Drive.
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Exceptionally well-maintained building allowing for ease of ownership.

CAPITAL UPGRADES

The subject property has been well maintained by ownership which has owned the property for decades. Repairs have been completed on time with no deferred maintenance which allows a prospective purchaser ease of ownership upon completion.

- New high efficiency boiler
- Boiler room piping
- New touch-on roof for the garage
- 2020 Roof and window replacement

FINANCIAL SUMMARY

FINANCING	TREAT AS CLEAR TITLE	
Assessment 2025	Land:	\$1,167,000.00
	Building:	\$417,000.00
	Total:	\$1,584,000.00
Taxes	2025	\$7,376.74
Income & Expenses	Gross Income	\$127,785.00
	Vacancy 2.5%	(\$3,194.63)
	Effective Gross	\$124,590.00
	Operating Expenses	\$25,200.23
	Net Operating Income	\$99,390.15
Notes:	**For a rent roll and expense statement please contact the listing agent.	

INTERIOR GALLERY

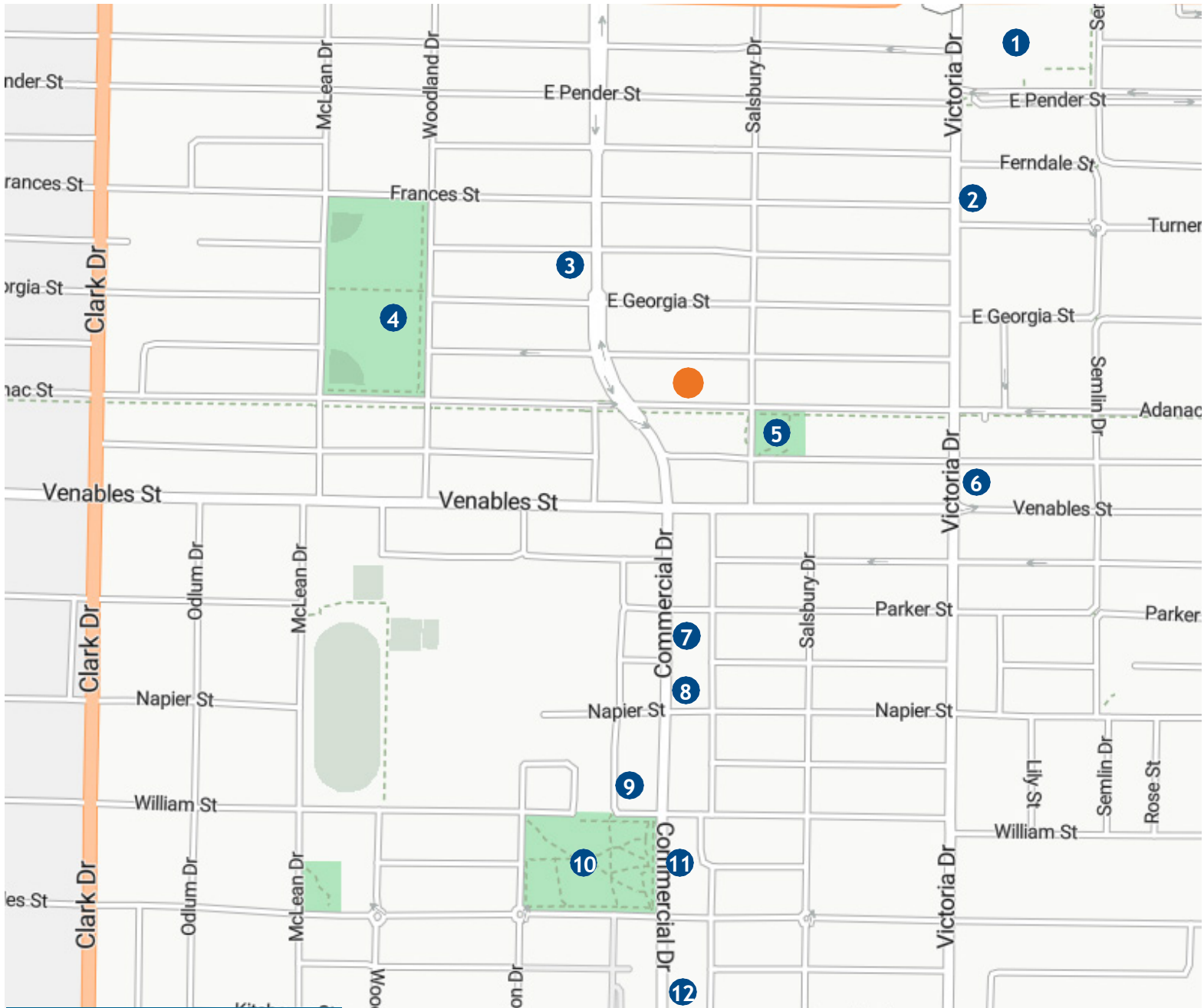


COMMON AREAS



LOCATION

The property is situated in Vancouver's Grandview-Woodland neighbourhood, between Commercial Drive and Victoria Drive. The location offers a quiet residential setting along one of the city's primary east-west cycling routes, with immediate access to the shops, cafés, and services along Commercial Drive. The property is within approximately a 10-minute walk (800 metres) of Commercial-Broadway SkyTrain Station, providing Expo and Millennium Line connectivity to Downtown Vancouver, Burnaby, and Surrey.

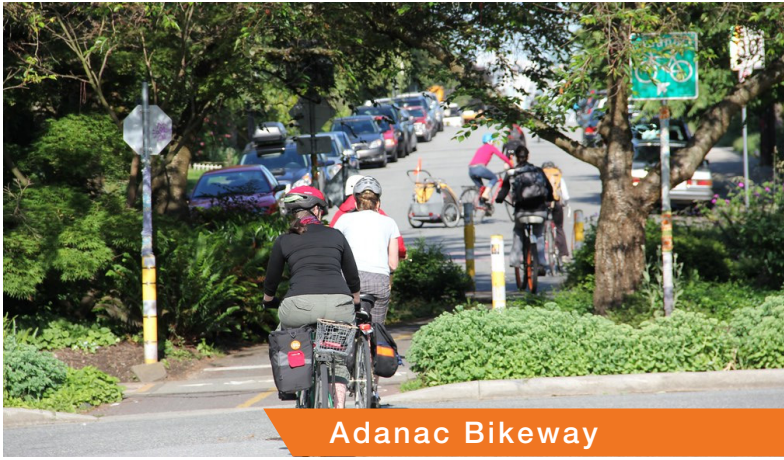


BIKE SCORE



90

- | | | |
|----------------------|-------------------------|--------------|
| 1 Elementary School | 7 Mogus Fried Chicken | Subject Site |
| 2 Bosa Foods | 8 Lunch Lady Restaurant | |
| 3 Pepinos Restaurant | 9 Dental Office | |
| 4 Woodland Park | 10 Grandview Park | |
| 5 Salsbury Park | 11 Mocktails Bar | |
| 6 Elementary School | 12 Bakery | |



Adanac Bikeway



Nearby Restaurants



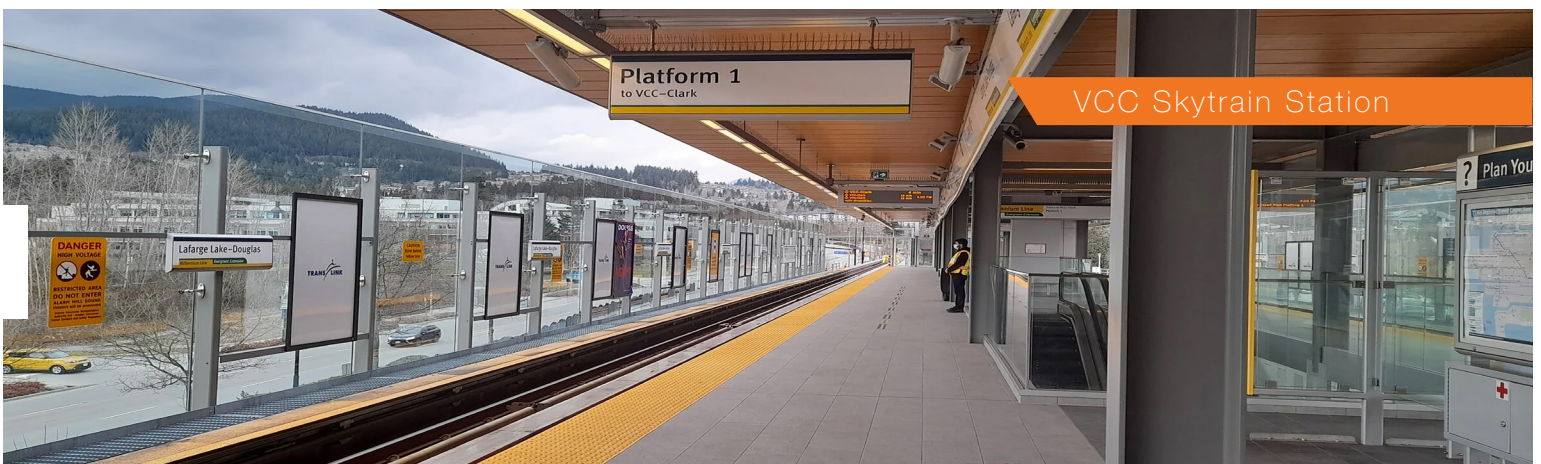
Commercial Drive



Culture

Grandview–Woodland is a vibrant and well-established neighbourhood known for its character homes, strong community feel, and diverse retail and dining scene. The area benefits from excellent public transit, direct cycling access to Downtown Vancouver via the Adanac Bikeway, and proximity to key arterial routes including East 1st Avenue and Clark Drive. Residents enjoy nearby parks and recreation amenities, including Grandview Park and Britannia Community Centre, as well as convenient access to local schools and everyday services.

With strong transit infrastructure, established neighbourhood amenities, and close proximity to Vancouver’s urban core, 1775 Adanac Street is positioned within one of East Vancouver’s most desirable and resilient residential markets, appealing to both end users and long-term investors alike.



VCC Skytrain Station



Contact for more information



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