

FOR SALE

Roddington Apartments

3636 Fraser Street, Vancouver, BC

Opportunity to acquire a 13-unit character style rental apartment building ideally positioned on vibrant Fraser Street in Vancouver's Kensington-Cedar Cottage neighbourhood



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**AVISON
YOUNG**

PROPERTY DETAILS

PROPERTY ADDRESS

3636 Fraser Street, Vancouver, BC

PIDS

010-748-857 & 010-748-873

LOT SIZE

6,606 sf (54.15' x 122')

ZONING

RT-2 - Two-Family Dwelling

NEIGHBOURHOOD

Kensington Cedar Cottage

YEAR BUILT

1910

STOREYS

3

TOTAL NET RENTABLE AREA

8,150 sf

RENTAL UNITS

13*

*including one non-conforming unit

AVERAGE UNIT SIZE

627 sf

SUITE MIX

Studio	1
1 Bed	6
1 Bed + Den	4
2 Bed	2
Total	13

PARKING

12 surface stalls

FINANCING

Treat as clear title

SALE STRUCTURE

Asset sale

STABILIZED NET OPERATING INCOME

\$221,766 per annum

PRICING GUIDANCE

\$4,350,000 (5.10% cap rate)

Opportunity








The Avison Young Multi-Family Team is pleased to present the opportunity to acquire Roddington Apartments, a three-storey rental building located at 3636 Fraser Street, Vancouver, BC (the "Property"). The Property comprises 13 suites with a desirable mix, including a unique artist live/work studio loft, one-bedroom, one-bedroom + den, and two-bedroom layouts. Upgrades include thermal windows, rebuilt structural and safety systems, individual hot water systems, and a new storage locker room.

Prominently positioned along vibrant Fraser Street in Kensington-Cedar Cottage, the Property offers exceptional access to local shops, restaurants, parks, and transit.

This offering represents a rare opportunity to acquire an income-generating rental apartment building that combines strong in-place cash flow and long-term value growth in one of Vancouver's most sought after neighbourhoods.



Investment highlights

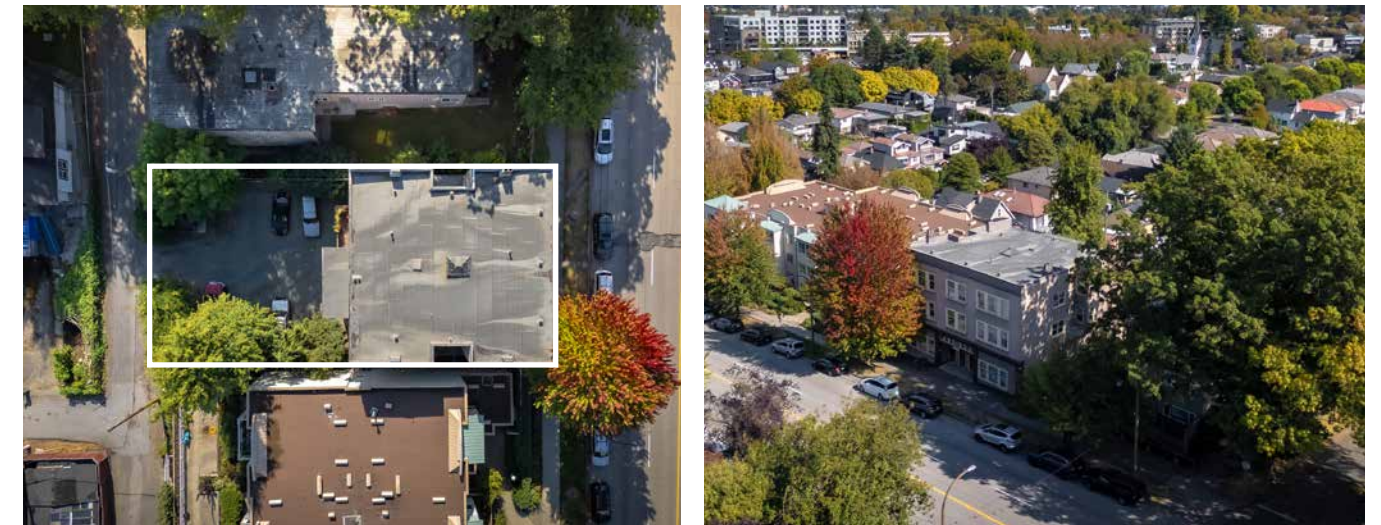
-  Unique rental building in Vancouver's Kensington-Cedar Cottage neighbourhood with character-rich design and modernized systems
-  13 thoughtfully configured suites, maximizing tenant appeal and versatility
-  Large artist studio with dramatic loft style ceiling heights
-  Recent Capital Improvements (2026): Building-wide upgrades including exterior stucco repairs and system improvements
-  Exceptional Fraser Street exposure with immediate access to cafés, boutique retail shops, parks, and convenient transit
-  On-site conveniences including 12 surface parking stalls and large storage units providing additional income
-  Income generating asset offering strong cash flow with upside potential in one of the city's most sought-after neighbourhoods

Rental unit summary

Unit Type	Unit Count	Unit Breakdown	Avg Size (SF)	Avg Actual Rent	Avg Actual Rent PSF	Avg Market Rent	Avg Market Rent PSF
Studio*	1	8%	750	\$2,000	\$2.67	\$2,000	\$2.67
1 Bed	6	46%	588	\$1,689	\$2.88	\$1,942	\$3.31
1 Bed + Den	4	31%	619	\$1,979	\$3.19	\$2,206	\$3.55
2 Bed	2	15%	700	\$2,525	\$3.61	\$2,725	\$3.89
Total	13	100%	627	\$1,931	\$3.08	\$2,148	\$3.43

*Non-conforming unit

As of June 2026



Location overview

Situated along the vibrant Fraser Street corridor in Vancouver's Kensington-Cedar Cottage neighbourhood, the Property offers exceptional access to one of the city's most dynamic communities. Residents are steps from a diverse mix of cafés and restaurants, including Savio Volpe, Les Faux Bourgeois, Bells & Whistles, Bonjour Vietnam, Chez Céline, Zab Bite and Prado Café as well as boutique shops, grocery stores, and essential services, all within a highly walkable setting.

The area attracts young professionals, families, and long-term renters, drawn by its unique blend of heritage charm and modern urban energy. Green spaces such as John Hendry (Trout Lake) Park and Kensington Park provide recreational opportunities, while frequent nearby bus routes offer convenient connectivity across the city.

With its amenity-rich location, strong community appeal, and excellent transit access, Roddington Apartments represents an excellent opportunity to invest in a high-demand neighbourhood with enduring tenant appeal and long-term growth potential.

RESTAURANTS & CAFÉS

- | | |
|--|-----------------------------|
| 1. Napolitana Pizza Restaurant | 11. Nammos Estiatorio |
| 2. Good Sushi | 12. Ama Bar |
| 3. Bonjour Vietnam Bistro & Cocktail Bar | 13. Bâtard Bakery |
| 4. Earnest Ice Cream Fraser St | 14. Bar Bravo |
| 5. Slo Coffee | 15. JJ Bean Coffee Roasters |
| 6. Egg & Co. | 16. Carano |
| 7. Chez Céline | 17. Savio Volpe |
| 8. Mishmish | 18. Matchstick |
| 9. Le Marché St. George | 19. Les Faux Bourgeois |
| 10. Prado Café | |

SHOPPING & AMENITIES

- | | |
|------------------------------|-----------------------|
| 1. Centrepoint Mall | 4. Dollarama |
| 2. Mountainview Liquor Store | 5. No Frills |
| 3. Heirloom Florals | 6. Shoppers Drug Mart |

SCHOOLS

- Saint Patrick Regional Secondary School
- St. Patrick Elementary School
- Simon Fraser Elementary School
- Florence Nightingale Elementary School
- David Livingstone Elementary School
- Sir Charles Tupper Secondary School
- Charles Dickens Elementary School
- Dickens Annex

WALK SCORE

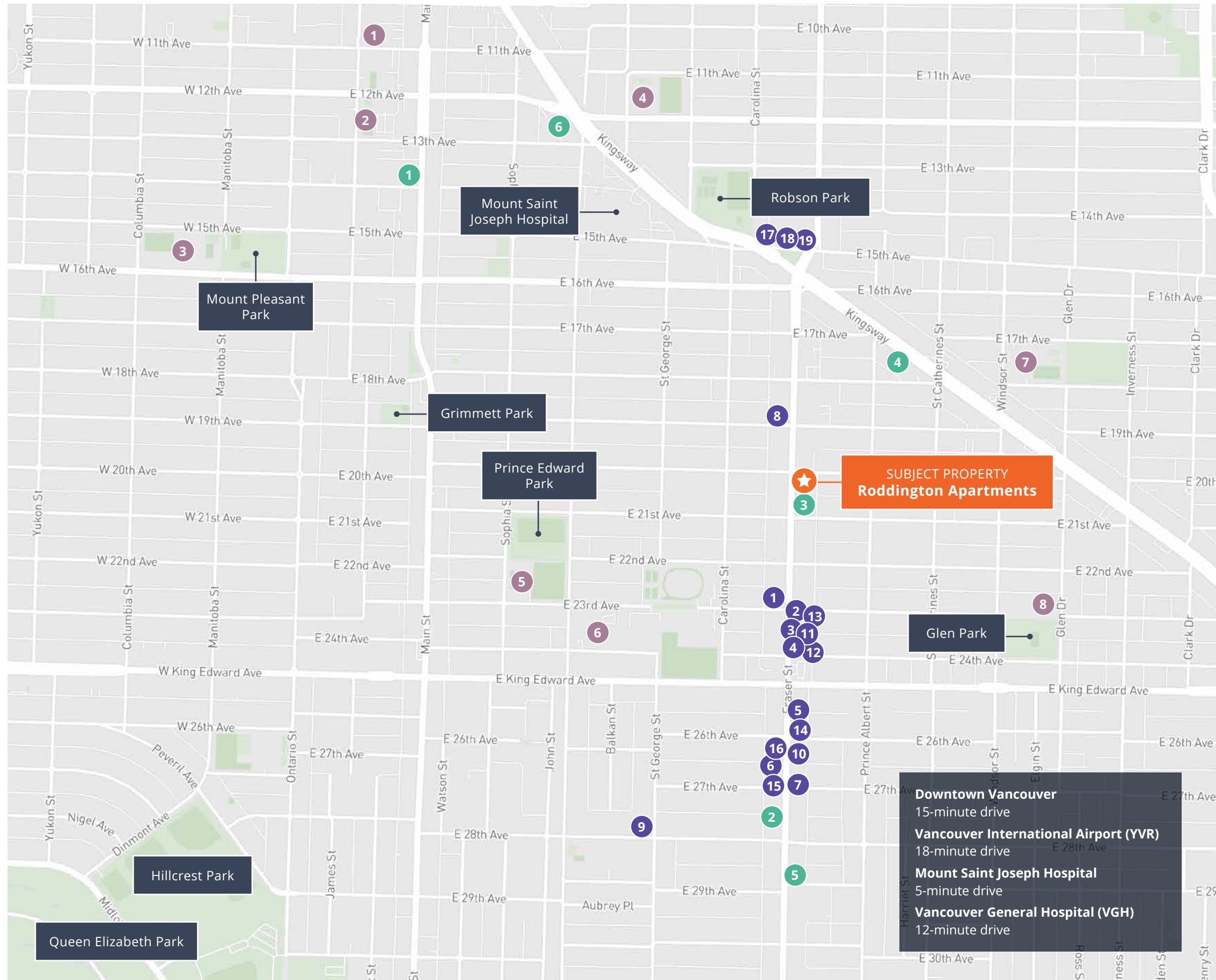
95

WALKER'S PARADISE

BIKE SCORE

81

VERY BIKEABLE





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