



FOR SALE

Exceptionally Well-Maintained 21-Suite Apartment Building

8665 Osler Street Vancouver, BC

IW Investment & Land Sales Group

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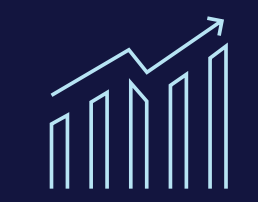


Investment Highlights

Constructed in 1962 and exceptionally well-maintained, this 21-suite apartment building presents a strong investment opportunity. 19 suites have been thoughtfully upgraded, combining timeless charm with modern finishes. Recent capital improvements-including a complete re-pipe and installation of energy-efficient double-glazed windows - boost both tenant comfort and operational efficiency, while helping to minimize long-term maintenance costs. A reliable income asset with notable upside potential.



Good candidate for Rental Protection Fund



Rental income upside



Held in a Bare Trust



Well Maintained with Recent Capital Improvements such as Re-pipe, new boiler and Suite upgrades



~1 km from Marine Skytrain Station

Salient Facts

Civic Address	8665 Osler Street, Vancouver, BC
PID	013-440-683, 013-440-667, 013-440-659
Year Built	1962
Zoning	RM-3A - Multiple Dwelling
Gross Taxes (2025)	\$19,600
Site Area	13,811 SF
Gross Building Area	19,400 SF
Residential Suites	21
NOI (2025)*	\$227,643
Parking	8 covered stalls, 5 uncovered
Laundry	2 washers & 2 dryers - managed by Coinmatic
Financing	Treat as clear title
Asking Price	\$6,250,000 (3.6% cap rate / \$297,619 per door)

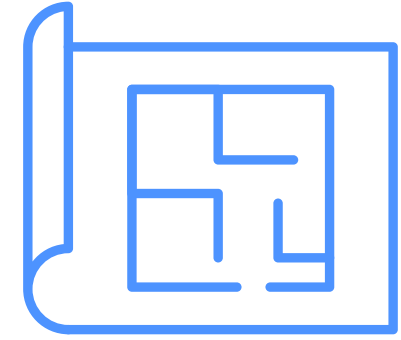
Suite Mix

Unit Type	# of Units
Bachelor	6
1 Bedroom	11
2 Bedroom	4

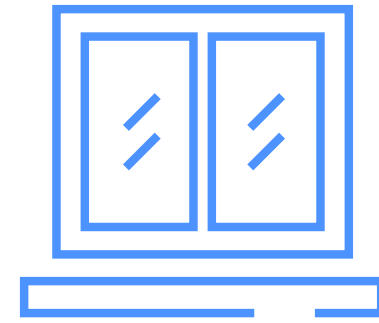
**Normalized*



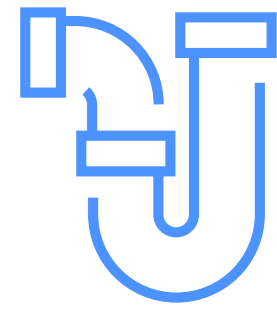
Capital Upgrades



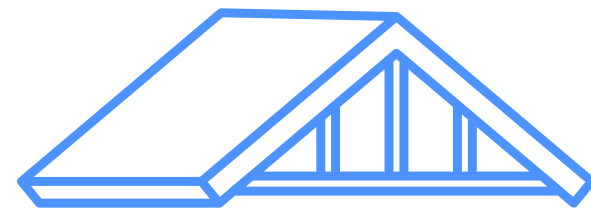
All units except 208 and 308
have had upgrades



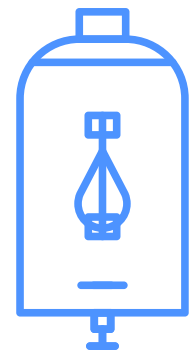
Double Glazed Windows
Installed 2015



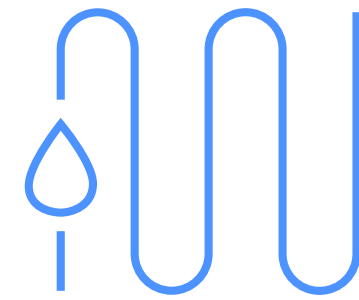
Re-piped
2017



TPO Roof
Installed 2011



Gas Fired Hot Water Tank
Installed 2021



IBC Boiler for
Hydronic Heat
Installed 2023



Exterior Photos



Interior Photos



Site Plan



Location Overview

Marpole

Strategically located in Vancouver's rapidly evolving Marpole neighbourhood, 8665 Osler Street offers a rare opportunity to acquire a multifamily asset in a highly accessible and amenity-rich area with strong rental fundamentals. Situated just off SW Marine Drive, the property benefits from excellent connectivity to major transportation routes, including Granville Street, Oak Street, and Highway 99, providing direct access to Downtown Vancouver, YVR Airport, and Richmond within minutes.

The building is walking distance to a wide range of retail, service, and dining options, including Marine Gateway, a major mixed-use development anchored by T&T Supermarket, Cineplex, and the Canada Line SkyTrain Station at Marine Drive. The area is also well-served by frequent bus service along SW Marine Drive and Oak Street, connecting residents quickly to rapid transit and key employment nodes across Metro Vancouver.

Marpole continues to attract significant reinvestment and development activity, driven by strong demand for rental housing and proximity to key economic anchors such as Vancouver International Airport, Marine Gateway, and the Broadway Corridor. The neighbourhood's diverse mix of long-term residents, young professionals, and students supports stable tenancy and low vacancy rates.

With its central westside location, excellent transit access, and proximity to future growth areas, 8665 Osler is well-positioned to benefit from continued upward pressure on land and rental values in Vancouver's multifamily market.

Marine Gateway



Vancouver International Airport



Marine Drive Skytrain Station



Canada Line Skytrain Travel Times

Travel Time via Canada Line	
Marine Drive Station	-
Langara-49 Avenue	3 min
Bridgeport Station	3 min
Oakridge-41st Avenue	4 min
Aberdeen Station	6 min
Templeton Station	6 min
King Edward Station	8 min
Lansdowne Station	8 min
Sea Island Centre	8 min
Richmond - Brighouse	10 min
YVR Airport	10 min
Broadway-City Hall Station	10 min
Olympic Village Station	11 min
Yaletown-Roundhouse Station	13 min
Vancouver City Centre	16 min
Waterfront Station	17 min



Nearby Amenities

Retail & Services

- 1 Safeway
- 2 Michaels
- 3 Costco Wholesale
- 4 Shell
- 5 T&T Supermarket
- 6 Winners
- 7 Sport Chek
- 8 Canadian Tire
- 9 Fitness World
- 10 Cineplex Cinemas
- 11 Love My Smile Dental
- 12 Chevron
- 13 Super G Market
- 14 Dollarama
- 15 Value on Liquor Store



Schools



- 1 Vancouver Montessori School
- 2 St. Anthony of Padua Catholic Elementary
- 3 Daisy Academy Montessori Preschool
- 4 Tzu Chi Academy
- 5 Kiddy Junction Academy
- 6 Marpole Bilingual Montessori
- 7 Royal Canadian Christian School
- 8 École des Colibris
- 9 Dr. R. E. McKechnie Elementary School
- 10 David Lloyd George Elementary School

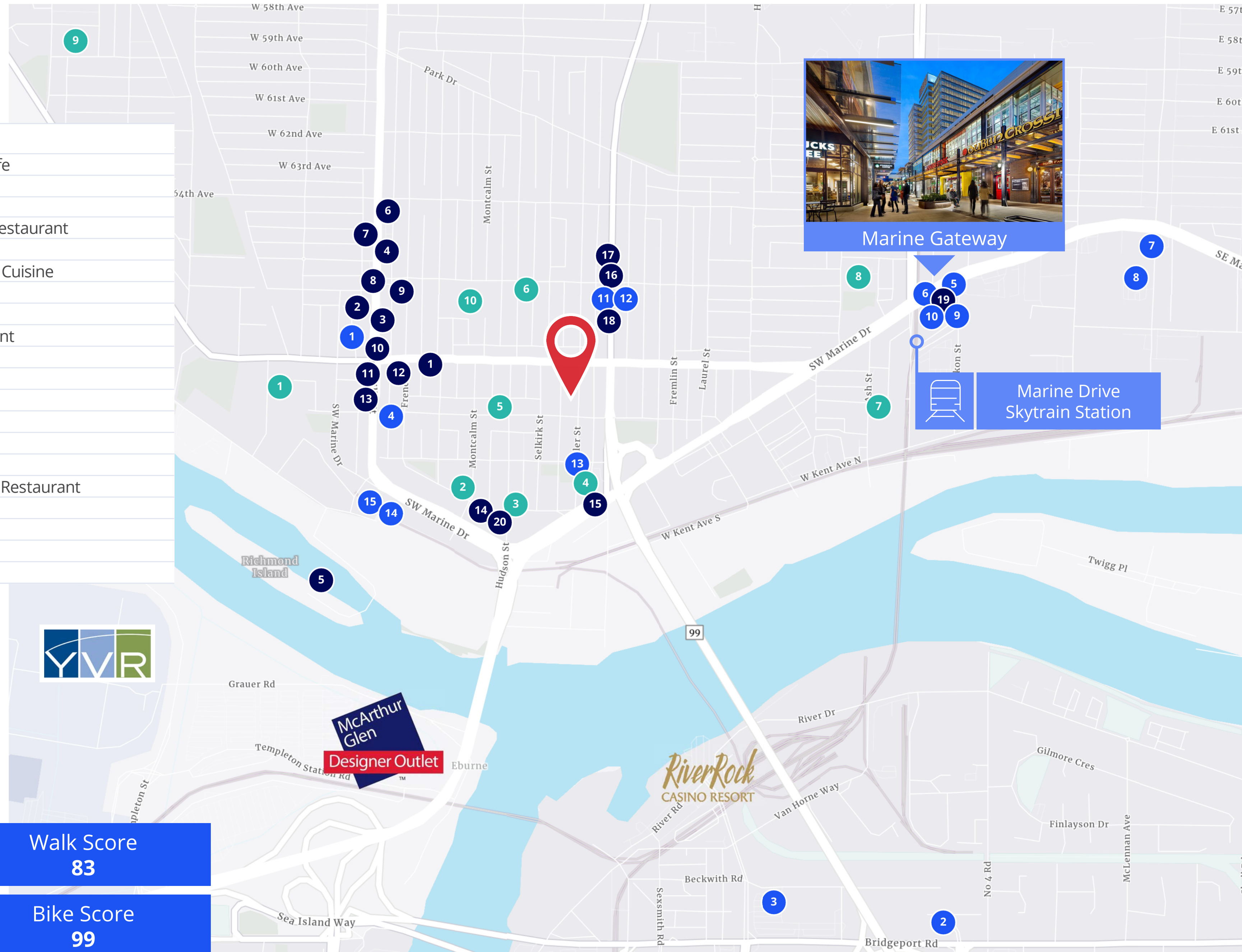
Cafes & Restaurants

- 1 Gigi Blin Market Cafe
- 2 Starbucks
- 3 The Yard Cafe
- 4 Red Star Seafood Restaurant
- 5 Milltown Bar & Grill
- 6 Delhi Fusion Indian Cuisine
- 7 Rib & Chicken
- 8 Subway
- 9 Talay Thai Restaurant
- 10 Bann Thai
- 11 Fresh Solo Pasta
- 12 TBay Bistro
- 13 AT Cafe
- 14 Cafe de l'Orangerie
- 15 White Spot
- 16 Applause Japanese Restaurant
- 17 Matka Ca
- 18 Chuan Yue
- 19 Kinton Ramen
- 20 Wick's Cafe

Area Demographics – 5 Km Radius

	Avg. Household Income 2029 \$151,467
	Total Population 2029 297,205

	Walk Score 83
	Bike Score 99





Offering *Process*

Please contact the listing brokers for more details on this offering.

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