



Colliers

2122 East 32nd Avenue, Vancouver, BC

For Sale

Newly Completed
8-Unit Multifamily
Investment Opportunity

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Colliers

9850 King George Blvd.

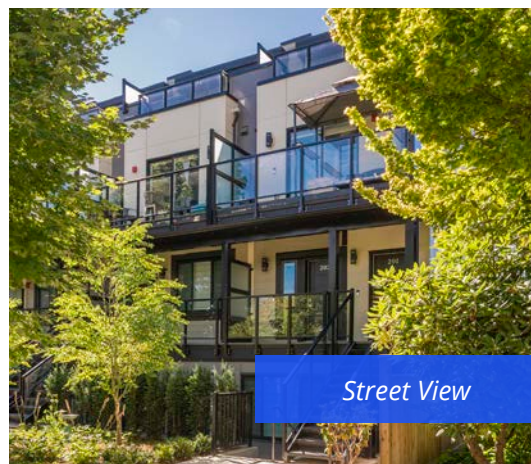
Suite #703

+1 604 681 4111

Opportunity

Colliers presents a rare opportunity to acquire a newly completed, purpose-built 8-unit multifamily asset in a highly sought-after neighbourhood within East Vancouver. Situated at East 32nd Avenue and Gladstone Street, the property features a thoughtfully designed mix of stacked townhouse-style homes, complemented by private outdoor spaces and rooftop decks.

The project was developed to meet the strong demand for quality rental housing in one of Vancouver's most desirable residential communities. With completion now achieved and tenant occupancy underway, investors have the benefit of acquiring a modern, income-producing asset with minimal near-term capital requirements and significant long-term appreciation potential.



Street View



Lane View

Key Highlights



Brand-New Multi Family Asset

Newly completed modern construction, contemporary finishes, and minimal near-term capital expenditure requirements.



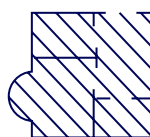
Immediate Income Potential

An opportunity to acquire a newly delivered asset with tenant occupancy underway, providing investors with near-term cash flow and long-term rental upside.



Amenity-Rich Location

Situated in a highly walkable neighbourhood with convenient access to everyday amenities, transit, parks, and community services.



Purpose-Built Rental Design

Thoughtfully designed suite mix featuring one-, two-, and three-bedroom homes with private outdoor spaces, appealing to a broad spectrum of tenants.



Walk Score
91



Transit Score
81



Bike Score
84

Salient Details

Address	2122 East 32nd Avenue, Vancouver, BC
PID's	Unit 101 - 032-556-306
	Unit 102 - 032-556-314
	Unit 201 - 032-556-349
	Unit 202 - 032-556-322
	Unit 203 - 032-556-357
	Unit 204 - 032-556-365
	Unit 205 - 032-556-331
	Unit 206 - 032-556-373
Lot Area	7258 SF
Unit Mix	8 Three-Bedroom (Residential) OR 6 Three-Bedroom (Standard) 2 Two-Bedroom + optional lock off studio suite <i>*Note: total of 8 units</i>
Other Features	6 dedicated parking stalls + 23 bike storage slots
Zoning	RM-7
Net Rentable Area	8079 SF
Year Built	2025
Assesed Value	\$10,300,000
Price & NOI	Please contact listing agent



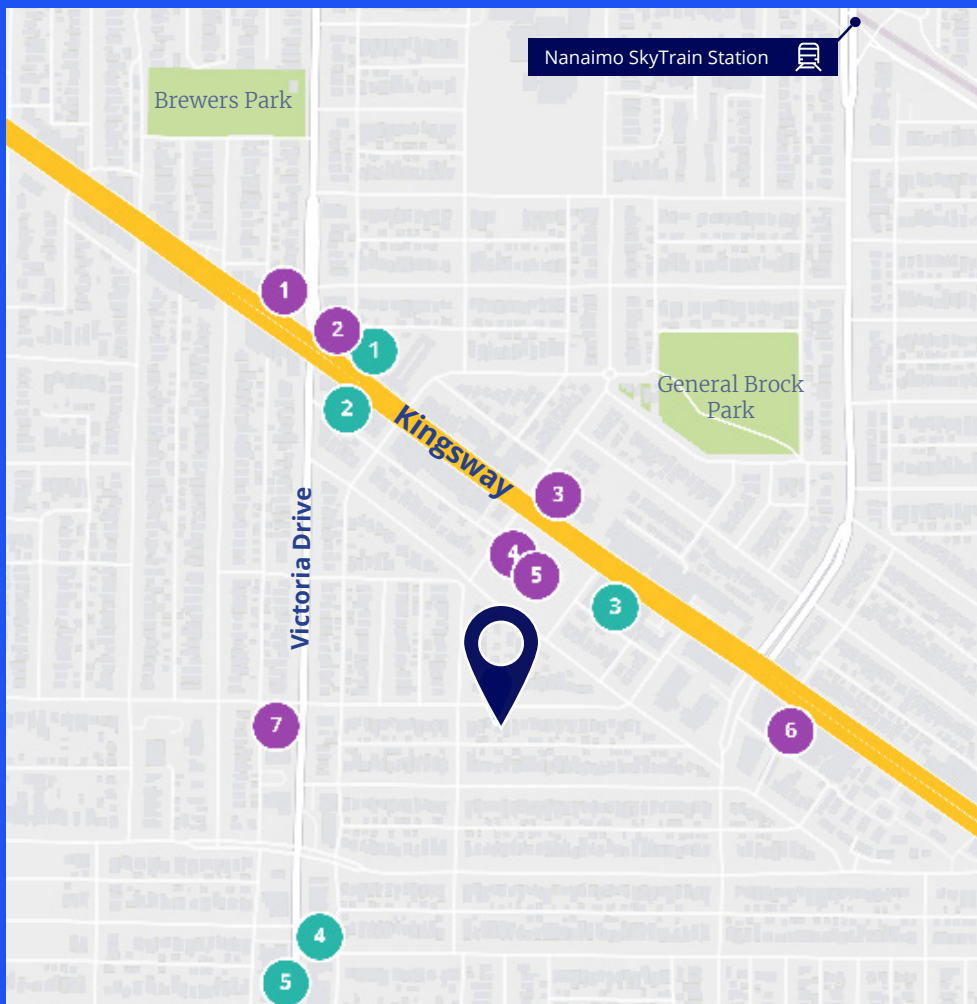
Location Overview



Located in the heart of East Vancouver's highly desirable Kensington-Cedar Cottage neighbourhood, 2122 East 32nd Avenue offers an exceptional blend of residential character, urban convenience, and connectivity.

Just minutes from the vibrant Kingsway & Victoria Drive commercial corridor, residents enjoy walkable access to an extensive selection of restaurants, cafés, grocery stores, retail services, parks, and community amenities. The area's strong neighbourhood appeal, diverse housing stock, and family-oriented atmosphere continue to support robust rental demand.

Well-served by public transit and major transportation routes, the property provides convenient access to Downtown Vancouver, Burnaby, and Metro Vancouver's key employment centres. Combining a highly walkable setting with immediate access to everyday amenities, the location is ideally positioned within one of East Vancouver's most established and sought-after rental neighbourhoods.



Subject Property

2122 East 2nd Avenue

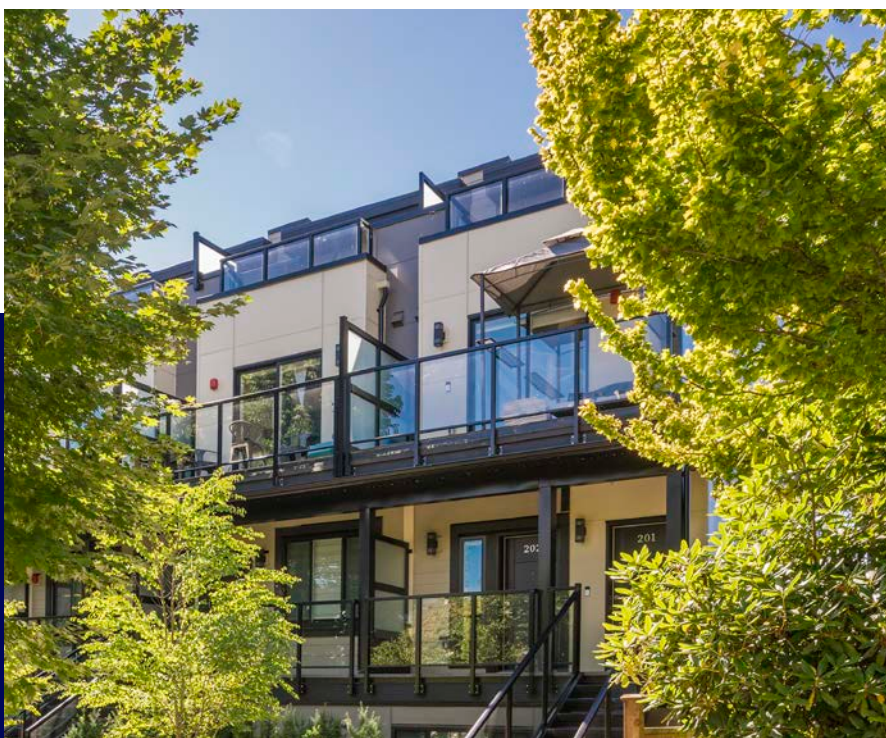
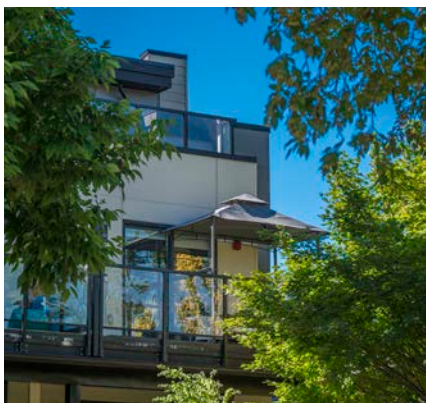
Amenities

- 1 TD Bank
- 2 Esso
- 3 Dollarama
- 4 Scotiabank
- 5 T&T Supermarket
- 6 Shoppers Drugstore
- 7 88 Super Market

Food & Restaurants

- 1 McDonald's
- 2 Vietnamese Cuisine
- 3 Sushi By Yuji
- 4 Dairy Queen
- 5 Kozak Ukrainian Eatery

Exterior



Interior



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