

For Sale

2629

West 4th Avenue | Vancouver, BC



10 AUTHORIZED MULTIFAMILY SUITES IN KITSILANO
WITH SIGNIFICANT RENT GROWTH POTENTIAL



Offering Overview

Cushman & Wakefield ULC (“C&W”) is pleased to present 2629 West 4th Avenue, a 10-suite multifamily investment opportunity located in the heart of Vancouver’s highly sought-after Kitsilano neighbourhood.

Originally constructed in 1954, the property is a three-storey wood-frame apartment building comprising 10 residential suites. The building offers investors a stable in-place income stream with meaningful income and future land upside.

Current in-place rents remain well below achievable market levels, presenting a clear opportunity to enhance revenue through natural tenant turnover and targeted suite repositioning. The property’s attractive unit mix and location along the West 4th Avenue retail corridor provide strong underlying rental fundamentals and long-term tenant demand. The property is further supported by stable ancillary income from parking, storage, and laundry facilities.

A full data room, including detailed financials, third-party reports, professional photography and supporting documentation is available to qualified parties upon execution of a confidentiality agreement.



\$1,751

Average In-Place
Rent / Month



\$2,390

Average Market
Rent / Month



37%

Mark-To-Market
Rental Upside



\$150,170

Year 1
Stabilized NOI



*Select photos have been virtually modified to hide personal belongings

Building Features

Building: Three-storey wood-frame apartment building constructed circa 1954

Structure: Wood-frame superstructure over reinforced concrete foundation

Exterior: Stucco cladding with areas of vertical wood siding

Roof: Torch-on asphalt membrane (~12-14 years old)

Heating: Central natural gas-fired boiler system (installed 1996)

Domestic Hot Water: Two Rheem natural gas-fired hot water tanks installed in 2018

Electrical: Copper branch wiring throughout the building with individual suite metering

Plumbing: Combination of original copper and upgraded PEX piping

Laundry: Common laundry facility

Parking: Five surface parking stalls accessed via rear lane

Storage: Private tenant storage lockers located within the basement storage area

Salient Details

Address	2629 West 4th Avenue, Vancouver, BC
Lot Size	~5,610 SF (0.13 acres)
Zoning	C-2
Year Built	1954
Construction	Wood-Frame
Number of Suites	10

Suite Mix

Type	# of Units
One-Bedroom	4
Two-Bedroom	6
Year 1 Effective Gross Revenue	\$212,806
Year 1 NOI	\$150,170
Price Guidance	\$3,650,000 (4.11% Cap Rate)
Price Per Suite	\$365,000
Sale Type	Share Sale
Financing	Free & Clear

Investment Highlights



Small, manageable 10 authorized suite multifamily asset in the heart of Kitsilano, one of Vancouver’s most desirable rental enclaves



Approximately 37% mark-to-market rental upside through natural tenant turnover and suite repositioning



Compact, operationally efficient building with no elevator or balconies, supporting lower ongoing maintenance and capital expenditures



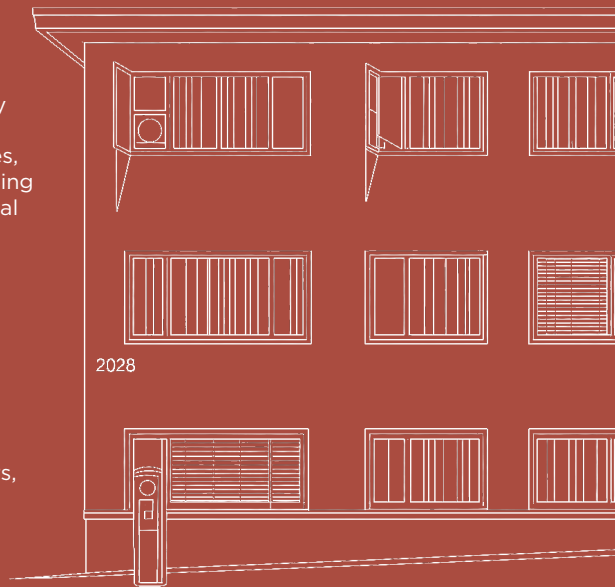
Highly functional suite mix, with 60% of units comprised of spacious two-bedroom suites



Exceptional walkability, steps from West 4th Avenue’s retail corridor, Kitsilano Beach, public transit, and neighbourhood amenities



Additional ancillary income generated through storage lockers, laundry, and parking





Location

Situated along West 4th Avenue in Kitsilano, the property benefits from direct exposure to one of Vancouver's most vibrant retail corridors, offering immediate access to cafés, restaurants, boutique shops, and daily conveniences. Kitsilano remains one of Vancouver's most desirable and tightly held rental submarkets, underpinned by strong tenant demand, limited new supply, and enduring lifestyle appeal.



Walk Score
Walker's Paradise

95

Daily errands do not require a car

WALK TIMES

West 4th Avenue Shopping District	3 min
Broadway Corridor	10 min
Greektown	12 min
Kitsilano Beach	15 min



Bike Score
Very Bikeable

87

Biking is convenient for most trips

BIKE TIMES

Kitsilano Beach	6 min
Burrard Bridge	7 min
Granville Island	10 min
Downtown Vancouver	17 min
UBC	20 min



DRIVE TIMES

Granville Island	5 min
Broadway Corridor	5 min
Downtown Vancouver	7 min
UBC	10 min
Vancouver International Airport (YVR)	25 min

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