



FRENCH COURT APARTMENTS

8738 French Street | Vancouver, BC

PRICED TO SELL!

\$12.380M | 4.25%/CAP | \$317K/DOOR

For Sale

A well maintained 39 suite rental
apartment building prominently situated
in one of Vancouver's most desirable
residential neighbourhoods



The Offering

The CBRE National Apartment Group-BC team is pleased to present the exceptional opportunity to acquire the **French Court Apartments**, a three-storey, 39-suite rental apartment building prominently situated in the heart of Marpole, one of Vancouver’s most desirable neighbourhoods. This well-maintained rental property is just steps from the Granville Street commercial corridor that offers an abundance of tenant friendly amenities including: grocery, a variety of stores and services, a cross section of local restaurants, and there are numerous schools and recreation located in the immediate area. The subject property is also just steps from bus transit service, providing quick and efficient access to downtown Vancouver and other surrounding areas.

Set on a picturesque, tree-lined street, the French Court features an attractive “Colonial style” design, that features a large arched front entrance that leads to an open private courtyard, which is complimented with a variety of potted shrubs and decorative foliage. The property comprises a well-balanced suite mix, with more than half of the units updated to a high quality standard in recent years by the current Owner. The French Court is unique in that all suites include electric baseboard heat, as well as their own individual hot water tanks, which have all recently been replaced in accordance with the Owner’s capital improvement plan. Heat and hot water are separately metered and paid for by the tenants, which makes this a very efficient and lower cost property to own and operate.

Existing rents throughout the building are approximately 40% below current market, providing purchasers the opportunity to increase rents on turnover and grow cash flow and overall yield on their investment. Over the last few years, rents in the Marpole neighbourhood have experienced consistent rental appreciation due to increased demand from tenants attracted to the slightly more affordable rents when compared to other Vancouver neighbourhoods, as well as the areas improved transit service and the abundance of commercial amenities.



Investment Highlights



WELL MAINTAINED PROPERTY

Well-managed and exceptionally maintained property. Upgrades include exterior building updates, suite modernization to approximately 21 suites, a complete window replacement, and many more



WALKING DISTANCE TO TENANT FRIENDLY AMENITIES & SERVICES

Within walking distance to a wide range of tenant-friendly amenities, including bus stops and transit service to downtown Vancouver and surrounding areas, as well as nearby parks, schools, and recreational facilities



SIGNIFICANT RENTAL UPSIDE

Opportunity to increase rents to market and increase cash flow & overall yield on investment as suites turn over. Continue with the Owners successful suite renovation plan, whereby more than half of the units have been updated with a variety high quality improvements



LARGE LAND PARCEL WITH EXCELLENT FRONTAGE

Situated on a large 20,976 sq.ft. land parcel with 150 feet of prime frontage onto French Street provides excellent curb appeal



CONSISTENT CASH FLOW & STABLE RETURNS

Secure revenue stream as the building has been well managed, property maintained and has historically enjoyed a 100% occupancy rate



FUTURE RE-DEVELOPMENT POTENTIAL

Although not currently included in the Marpole Land Use Plan the surrounding neighbourhood has experienced a variety of new purpose built market and non for profit rental projects, which bold well for the possible future development possibilities for the subject property

Executive Summary

Building Name	French Court Apartments			
Address	8738 French Street, Vancouver V6P 4W7			
PID	009-419-209			
Suites	39			
Year Built	1986			
Zoning	RM-3A			
Site Size	20,976 SF			
Site Dimensions	150 x 140 ft			
Suite Mix	Type	Total	Av Rent	Projected Rent
	1	29	\$1,499	\$2,100
	2	10	\$1,778	\$2,500
	Total	39	\$1,571	\$2,203
Cap Rate	4.0% 4.25%			
List Price	\$12,995,000 \$12,380,000			
Financing	Treat as a clear title			



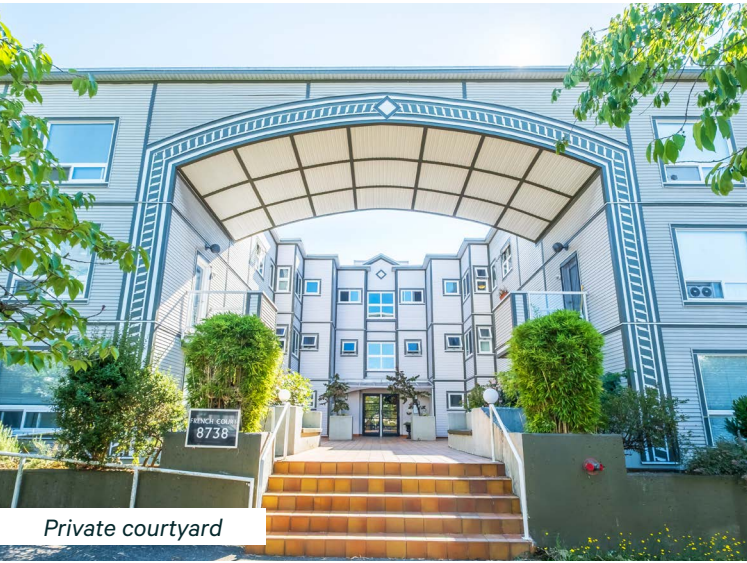
FRENCH COURT
APARTMENTS

Constructed in 1986, the **French Court Apartments** is a newer vintage three storey, 39 suite wood framed rental apartment building that is centrally located just steps from the South Granville commercial corridor in the heart of Marpole, one of Vancouver’s most desirable residential neighbourhoods.

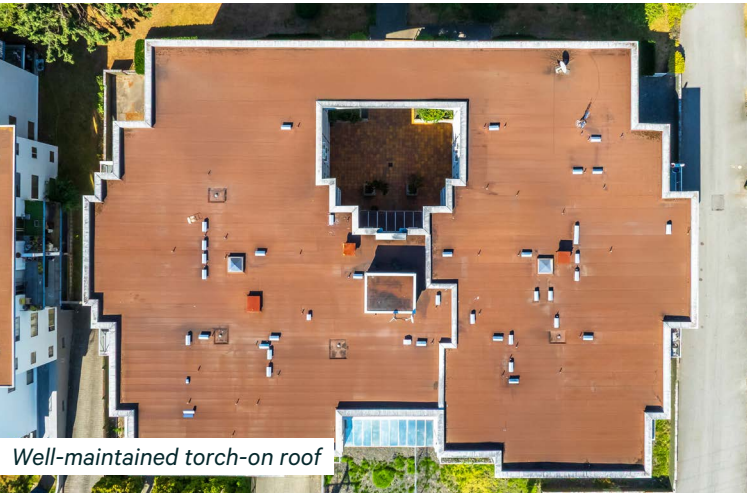
The building was constructed with a unique Colonial design, that features a large arched front entrance that leads to an open private tiled courtyard. Attention to detail is evident throughout the property with the uniquely shaped balconies, abundance of large well positioned recently replaced windows provide for an abundance of natural light within the suites and common areas and the unique accents found throughout the properties front exterior façade combine to provide the property with excellent curb appeal. The French Court Apartments has benefited from a variety of recent capital improvements in recent years including; a full window replacement, replacements of all the individual hot water tanks in the suites, renovation to more then half the suites with high quality improvements and updates to the exterior façade, to name just a few.



Unique Colonial Design



Private courtyard



Well-maintained torch-on roof

Building Highlights



OPERATIONAL EFFICIENCIES

All suites are improved with electric base board for heat and recently replaced individual hot water tanks for hot water. All units are individually metered for heat, hot water and electricity and paid for by the tenants; which significantly reduce building operating costs.



SUITE UPGRADES

More then half of the total units in the building have been renovated in recent years by the current Owner and include a variety of high end improvements including vinyl plank flooring, lighting, quartz counter tops, kitchen cabinets and the addition of stacked washer & dryer to name just a few.



SECURE UNDERGROUND PARKING & ELEVATOR SERVICE

There is secure underground parking for 39 stalls that can be conveniently accessed via the lane at the rear of the building. There is also additional street parking available on French Street for visitors and deliveries. There is one hydraulic elevator that is accessed off the main lobby that provides service to all floor in the building.



COMMON LAUNDRY FACILITIES

There is a spacious common area laundry room located on the main floor of the building that includes two sets of washers and dryers for tenant convenience.

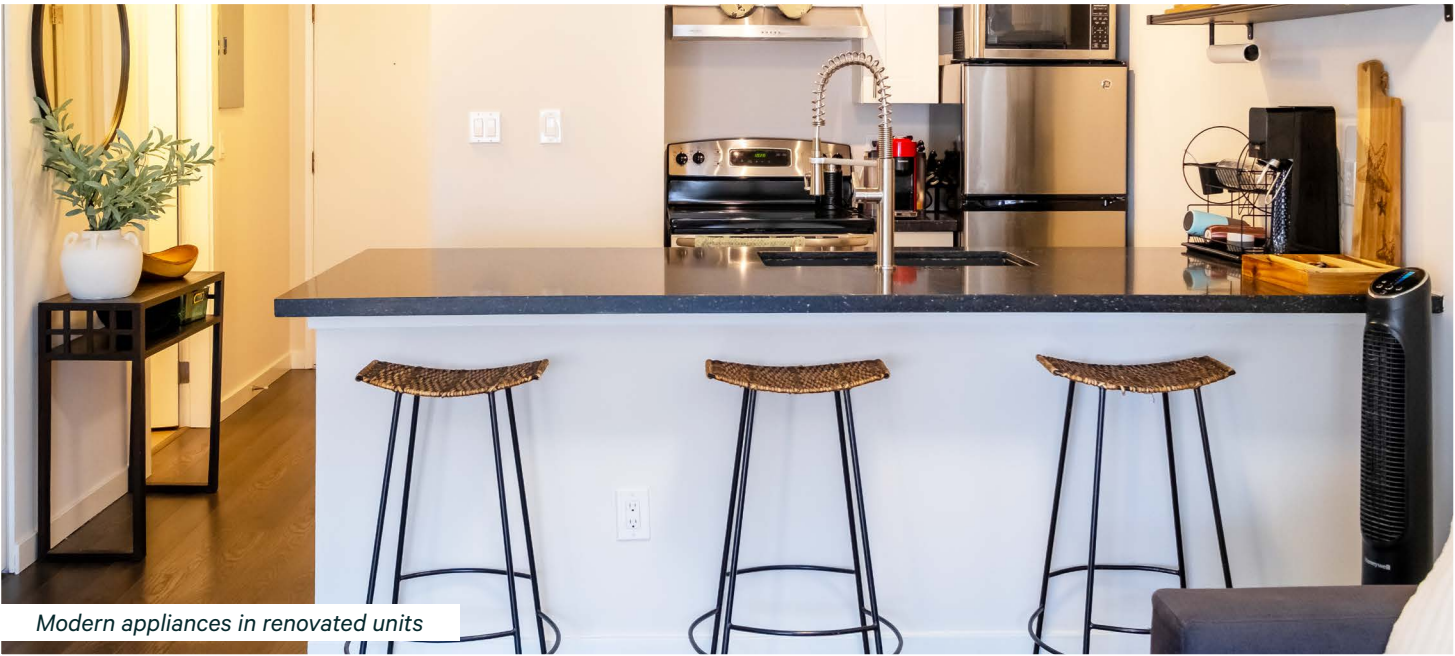


BUILDING IMPROVEMENTS

The building has enjoyed a variety of capital improvements in recent years including a full window replacement; suite upgrades to more then half the units, replacement of all the individual hot water tanks, exterior façade improvements and the torch on roof that is estimated to be aprox. 10-15 years old has been well maintained and is in a good state of repair.



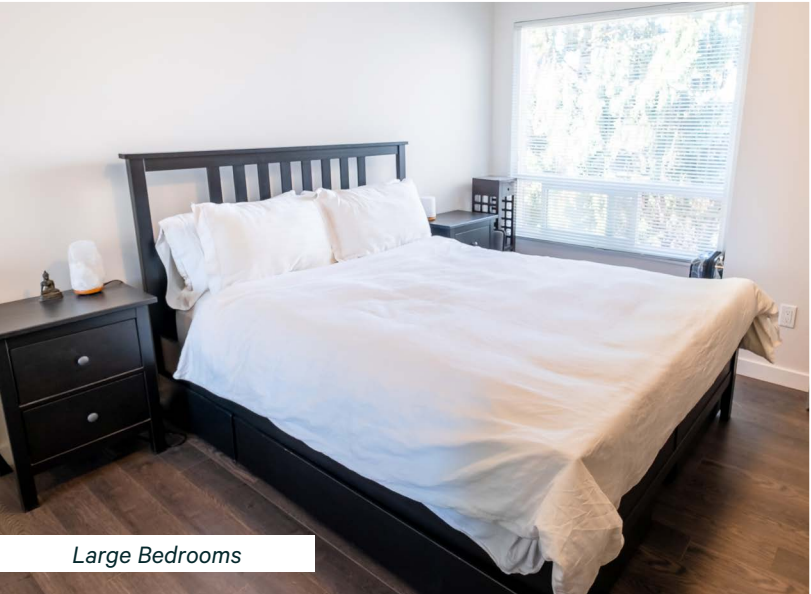
Spacious renovated suites



Modern appliances in renovated units



Updated vanity & flooring



Large Bedrooms

Central Location

Vancouver's Marpole Neighbourhood

Located in the dynamic and rapidly transforming Marpole neighbourhood of Vancouver, French Court Apartments represents a unique opportunity to acquire a multifamily property in a highly connected and amenity-rich area with strong rental performance. Just off SW Marine Drive, the property benefits from seamless access to key transportation routes such as Granville Street, Oak Street, and Highway 99, enabling swift travel to Downtown Vancouver, YVR Airport, and Richmond.

Residents enjoy close proximity to a wide selection of shops, services, and restaurants along Granville Street, while Marine Gateway—a major mixed-use hub featuring T&T Supermarket, Cineplex, and the Canada Line SkyTrain Station—is only five minutes away. Frequent bus service along SW Marine Drive and Oak Street further enhances connectivity to transit and employment centres throughout Metro Vancouver.

Marpole continues to see robust investment and redevelopment activity, driven by high demand for rental housing and its strategic location near economic anchors like Vancouver International Airport, Marine Gateway, and the Broadway Corridor. The upcoming 42,000 SF Marpole Community Centre, slated for completion in 2026, will include a gym, multi-purpose rooms for arts and events, a community kitchen, and a rooftop childcare facility for up to 60 children. Additionally, the Marpole Branch of the Vancouver Public Library is set to expand into an 8,800 SF space with enhanced public amenities.

The area's diverse population—including long-term residents, professionals, families, and students—supports consistent tenancy and low vacancy rates. With its Central Westside location, excellent transit links, and proximity to future growth nodes, French Court Apartments is ideally positioned to benefit from increased demand and rising rental rates in Vancouver's multifamily market.

Demographics

*5km radius



245,617

Estimated Population
(2024)



285,508

Projected Population
(2029)



38.6

Median
Age



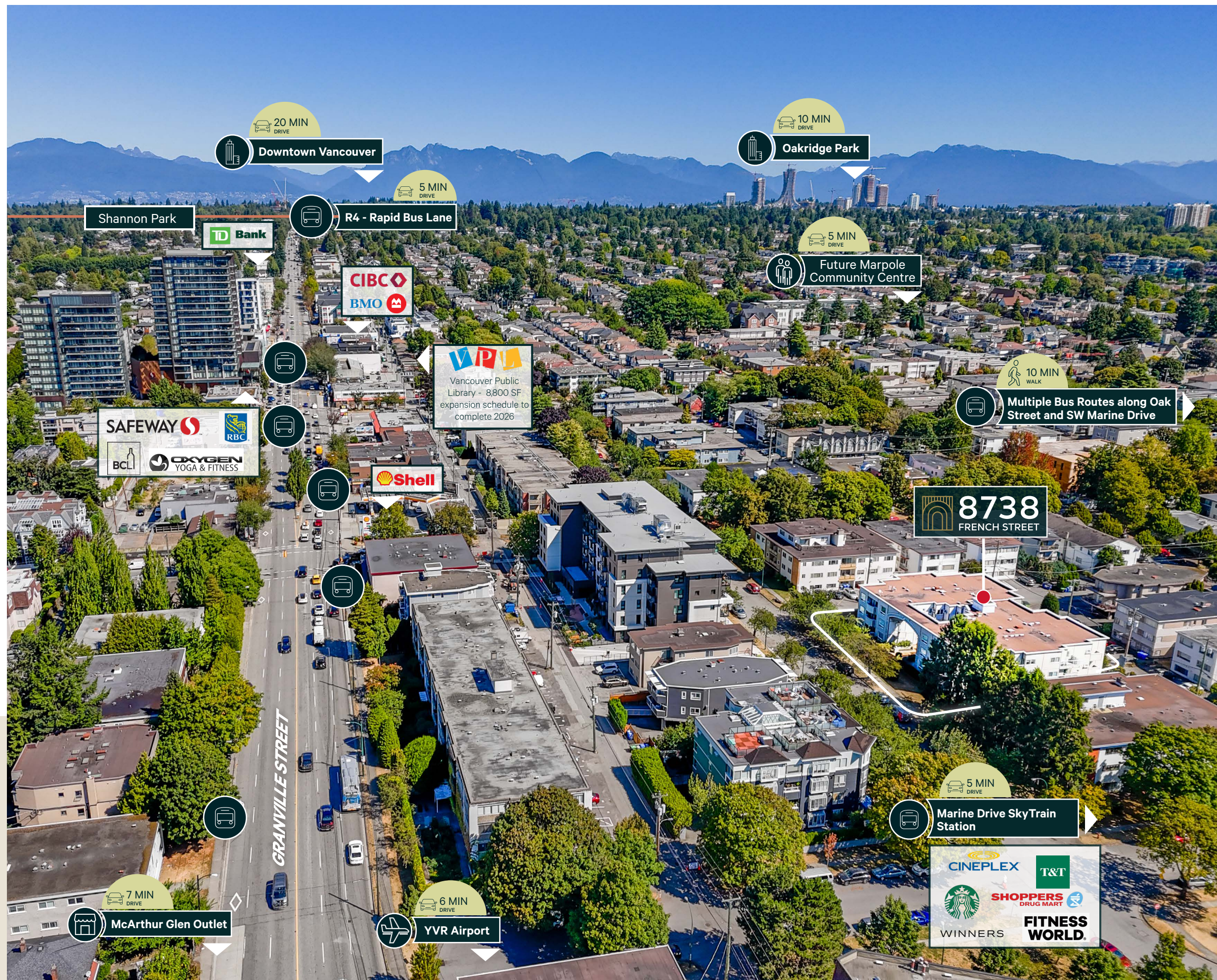
\$129,092

Average Household
Income (2024)



\$150,331

Projected Household
Income (2029)



20 MIN
DRIVE

South Vancouver

6 MIN
DRIVE

YVR Airport



8738
FRENCH STREET

For further information, or to arrange a tour of the property please contact:

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