



 | Broadway City Hall Station

W Broadway

Columbia Street

225 W 10th Avenue, Vancouver | BC

# For Sale

## 10 Suite Apartment Building with 20 storey / 6.5 FSR designation

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# Property Overview

## Key Features

- Located ~300 metres from the Broadway-City Hall SkyTrain Station, providing easy access to the Canada Line and future Broadway Line
- Located in the amenity rich Mount Pleasant Neighbourhood, one block from West Broadway, bolstered by a variety of cafes, restaurants and retail stores
- Strong holding income with high density development potential
- Significant Income upside upon tenant turnover

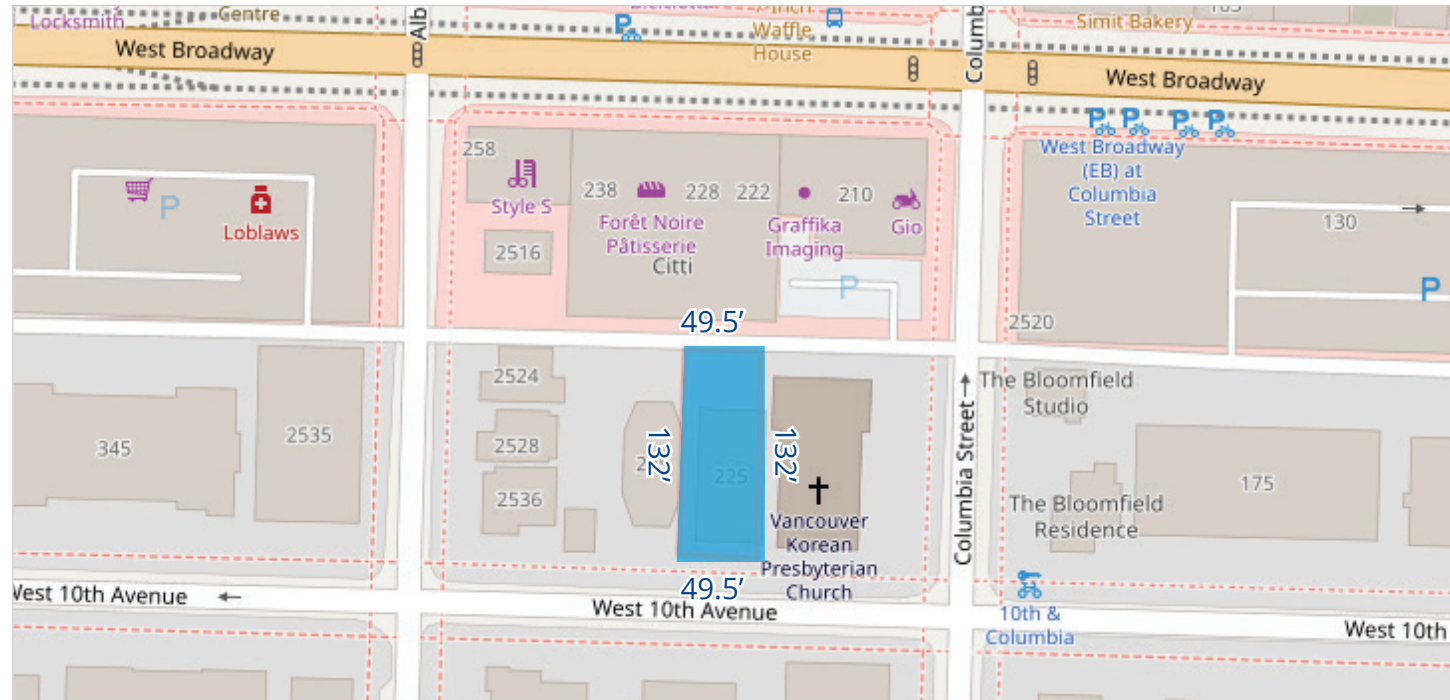


## Salient Facts

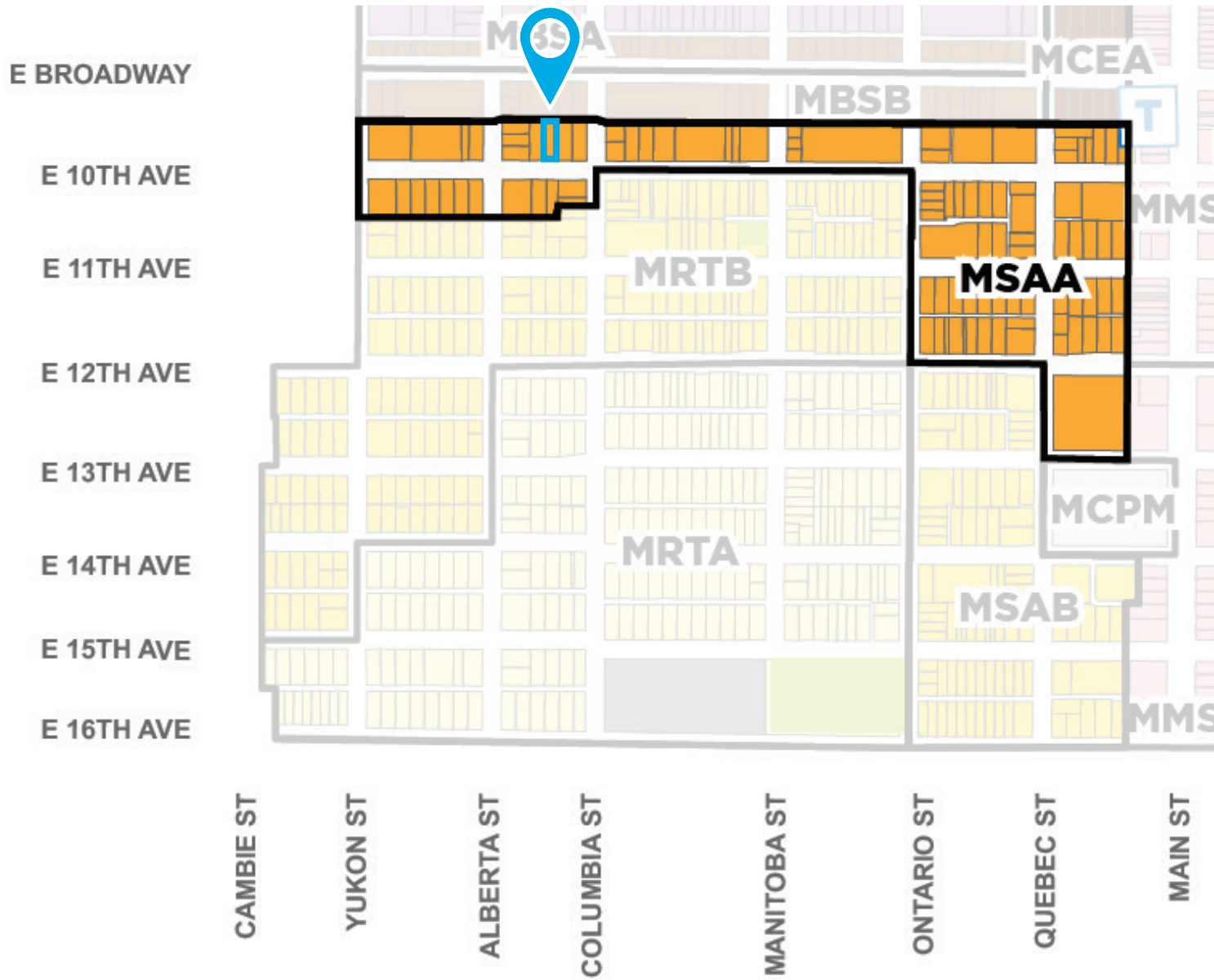
|                             |   |    |
|-----------------------------|---|----|
| <b>Civic Address</b>        | 225 W 10th Avenue Vancouver, BC   |    |
| <b>PID</b>                  | 002-453-762   |    |
| <b>Legal Address</b>        | LOT 11, BLOCK 24, PLAN VAP198, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER LAND DISTRICT |    |
| <b>Site Area</b>            | 6,534 SF  |    |
| <b>Current Zoning</b>       | RM-4 - Multiple Dwelling  |    |
| <b>Neighbourhood Plan</b>   | Mount Pleasant  |    |
| <b>Local Area Plan</b>      | Broadway Plan   |    |
| <b>Land Use</b>             | Multi-Family - Apartment Block  |    |
| <b>Max FSR</b>              | 6.5 FSR   |    |
| <b>Max Building Height</b>  | 20 Storeys  |    |
| <b>Gross Buildable Area</b> | 42,471 SF   |    |
| <b>Gross Taxes (2022)</b>   | \$9,149.07  |    |
| <b>NOI*</b>                 | \$62,361  |    |
| <b>Suite Mix</b>            | Bachelor  | 1  |
|                             | 1 Bedroom   | 9  |
|                             | Total   | 10 |
| <b>Parking</b>              | 6 surface stalls  |    |
| <b>Asking Price</b>         | \$5,250,000.00  |    |

\*Stabilized using October Rent Roll. Please contact agent for Rent Roll and Income and Expense Statement.

# Site Plan



# Mount Pleasant South Apartment Areas - Area A



MSAA Policy Summary Table

| Policy Area   | Mount Pleasant South Apartment Areas - Area A   |   |
|---------------|---|---|
| Uses          | Residential, retail/service   |   |
| Option/Tenure | Secured market rental housing or social housing on sites with existing purpose-built rental or social housing   |   |
|               | Tower form  | Non-tower form  |
| Max Height    | 20 storeys  | 3-6 storeys   |
| Max Density   | 6.5 FSR   | 1.0-2.7 FSR   |
| Min Frontage  | 45.7 m (150 ft.)  | Variable - refer to Built Form and Site Design  |
|               | <ul style="list-style-type: none"> <li>A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</li> <li>For existing social housing sites, 100% of the residential floor area must be social housing.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul> | <ul style="list-style-type: none"> <li>Applies where a tower cannot be achieved due to lot conditions or policy 10.22.2.</li> <li>Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).</li> <li>For existing social housing sites, 100% of the residential floor area must be social housing.</li> </ul> |

**Intent**

Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.

# Broadway Subway Project

The Broadway Subway Project is a 5.7 km extension of the Millennium Line, from VCC-Clark Station to Broadway and Arbutus. It will provide fast, frequent and convenient SkyTrain service to B.C.'s second largest jobs centre, world-class health services, and emerging innovation and research hub, and growing residential communities.

- 700 metres will be elevated, extending from VCC-Clark Station to a tunnel portal near Great Northern Way.
- Five kilometers will be tunneled below the Broadway Corridor from Great Northern Way to Arbutus Street.
- Six underground stations will connect communities and the region, including a direct underground connection to the Canada Line at Cambie Street.
- The 99 B-Line bus service will connect from Arbutus Street to the University of British Columbia.
- The project is on schedule for the new line to open in 2025.

**2020**  
Trolley bus relocation, advance utility work, contract award, surveying and site preparation

**2021**  
Building demolitions, cycling detours, preparation for traffic decks and tunnel portal

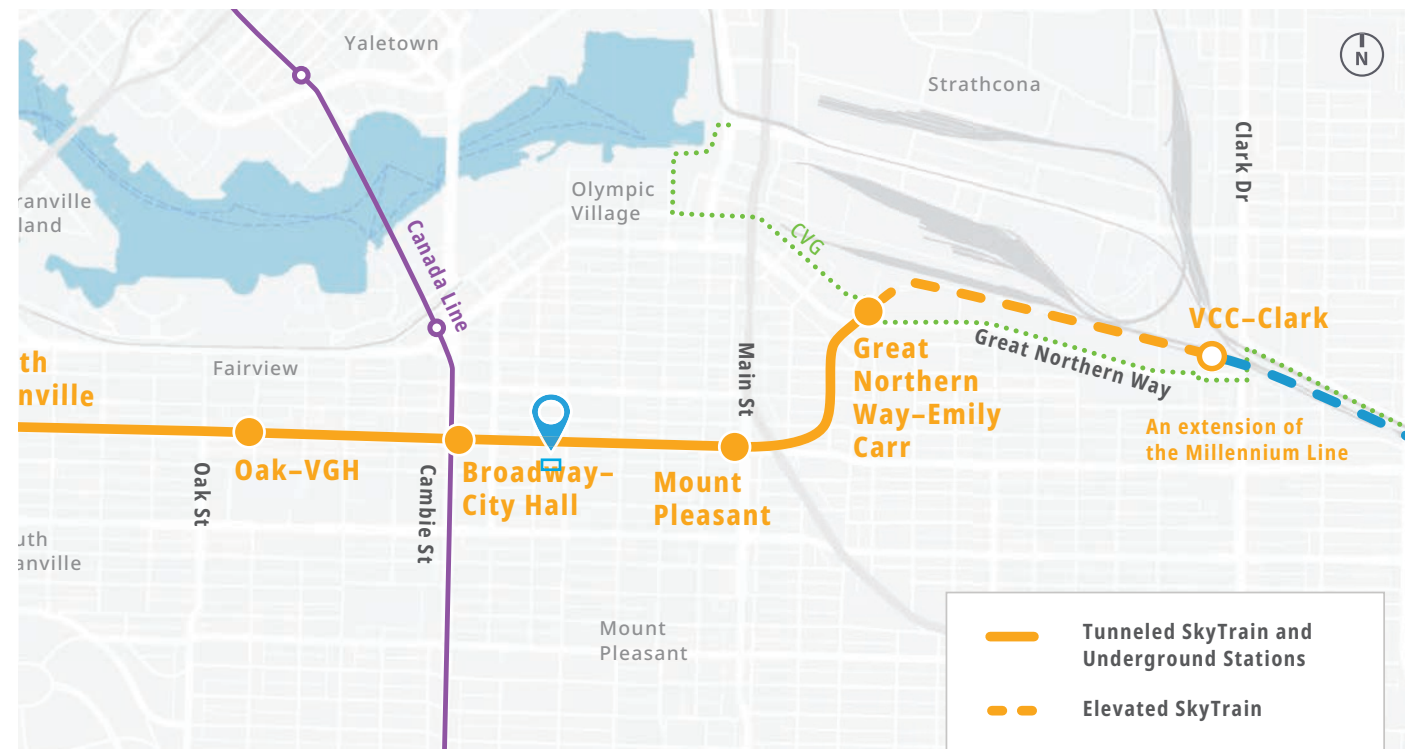
**2022**  
Elevated guideway columns, traffic deck completion, station excavation, tunnel boring machine assembly and launch

**2023**  
Elevated guideway and tunnels complete; start construction of station structures

**2024**  
Track installation, traffic deck removal, complete stations and relocation of utilities

**2025-2026**  
Complete streetscape restoration and system testing

## Proximity from Subject Property



# Canada Line Skytrain Travel Times

| Travel Time via Canada Line |        |
|-----------------------------|--------|
| Broadway-City Hall Station  | -      |
| Olympic Village Station     | 1 min  |
| King Edward Station         | 2 min  |
| Yaletown-Roundhouse Station | 3 min  |
| Vancouver City Centre       | 5 min  |
| Oakridge-41st Avenue        | 5 min  |
| Waterfront Station          | 7 min  |
| Langara-49 Avenue           | 7 min  |
| Marine Drive Station        | 10 min |
| Bridgeport Station          | 12 min |
| Aberdeen Station            | 14 min |
| Templeton Station           | 15 min |
| Lansdowne Station           | 16 min |
| Sea Island Centre           | 16 min |
| Richmond - Brighouse        | 18 min |
| YVR Airport                 | 19 min |



# Aerial Views - 20 Storeys

North



South



East



West



# Surrounding Amenities

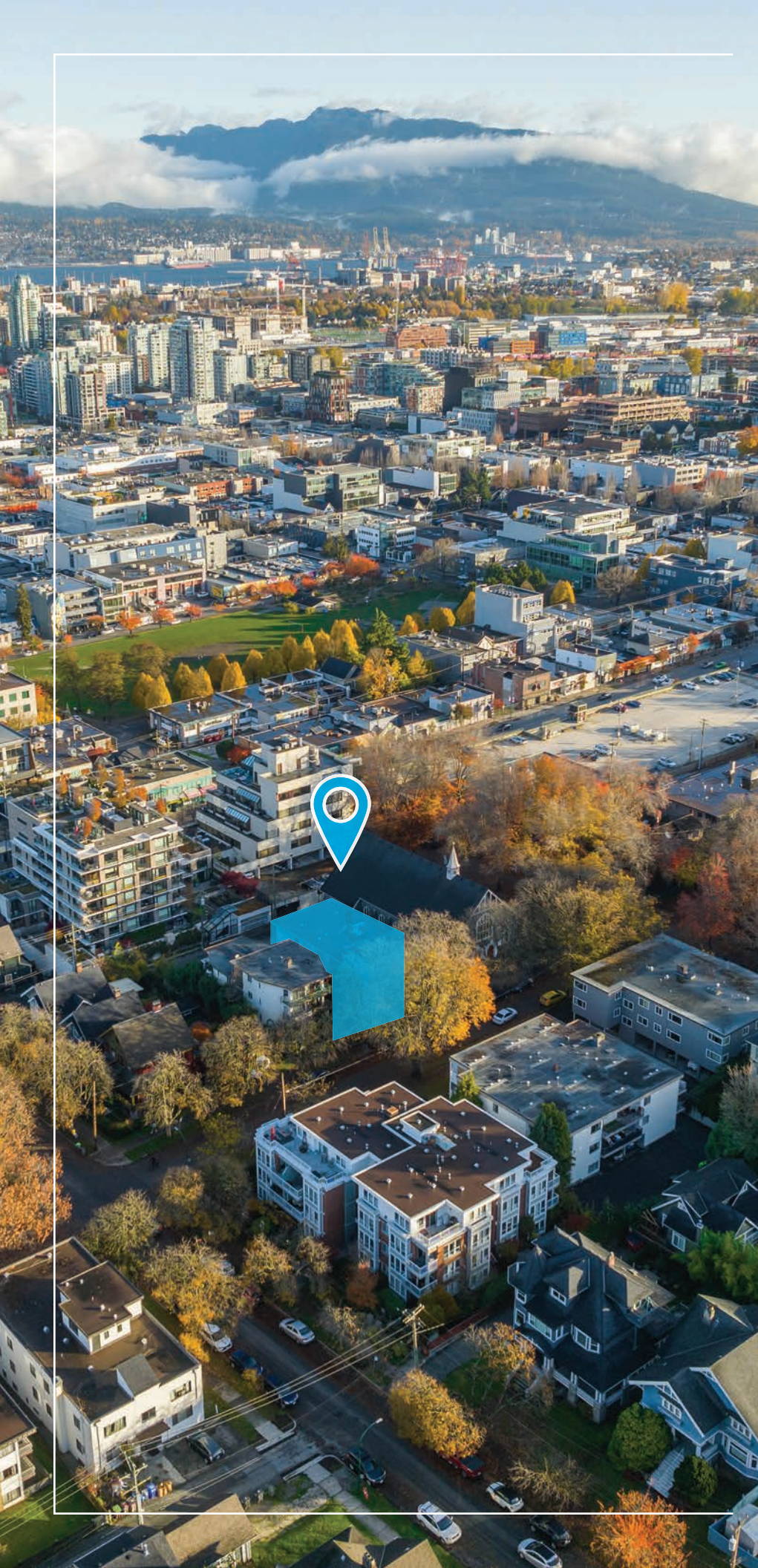


## Restaurants & Cafes

|    |                            |    |                                 |
|----|----------------------------|----|---------------------------------|
| 1  | 33 Acres Brewing           | 27 | La Taqueria Pinche Taco Shop    |
| 2  | Melo Patisserie            | 28 | Marulilu Cafe                   |
| 3  | Starbucks                  | 29 | Mr. Japanese Curry              |
| 4  | The Federal Store          | 30 | Uma Sushi                       |
| 5  | Black Coffeehouse + Lounge | 31 | Emelle's Westside Kitchen       |
| 6  | Elysian Coffee Roasters    | 32 | Mangia Cucina & Bar             |
| 7  | Artigiano                  | 33 | La Rota Pizzeria                |
| 8  | Simit Bakery               | 34 | Pho & Roll by Wooden Fish       |
| 9  | Milano Cafe                | 35 | Sushi Bang                      |
| 10 | Aperture Coffee Bar        | 36 | Pizza Rubato Napoletana         |
| 11 | Lumiere Cafe               | 37 | Rogue Kitchen & Wetbar          |
| 12 | Elysian Coffee Roasters    | 38 | Yolks                           |
| 13 | OneZo Tapioca              | 39 | Peaceful Restaurant             |
| 14 | Caffè Cittadella           | 40 | Saku                            |
| 15 | Modus                      | 41 | Hokkaido Ramen Santouka         |
| 16 | Cafe & Life co.            | 42 | Sushi Dragon                    |
| 17 | 7-Inch Waffle House        | 43 | Cactus Club Cafe                |
| 18 | Heritage Asian Eatery      | 44 | Menya Juémon                    |
| 19 | Tatta Chulha               | 45 | Tractor                         |
| 20 | Family Shop                | 46 | A.BENTO                         |
| 21 | Fable Diner                | 47 | Kamei on Broadway               |
| 22 | Bogo Korean Kitchen        | 48 | Field & Social                  |
| 23 | Cafe Tica                  | 49 | Tacofino Ocho                   |
| 24 | Sushi California           | 50 | West Coast Poké                 |
| 25 | Menya Raizo                | 51 | Seaport City Seafood Restaurant |
| 26 | Pokerrito                  | 52 | La Cantina de Don Porfirio      |

## Services & Retail

|   |                    |   |                 |
|---|--------------------|---|-----------------|
| 1 | Save-On-Foods      | 6 | Scotiabank      |
| 2 | Whole Foods Market | 7 | CIBC            |
| 3 | London Drugs       | 8 | Westin Pharmacy |
| 4 | Loblaws            | 9 | RBC             |
| 5 | TD Canada Trust    |   |                 |



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