

FOR SALE

977 Broughton Street

Vancouver, BC

Multifamily investment opportunity in Vancouver's premier West End neighbourhood



Stacy Wang

Personal Real Estate Corporation

778.955.5555

Info2020stacy@gmail.com

Macdonald Realty Ltd.

Yang Yang 杨阳

Personal Real Estate Corporation

604.418.8246

Yang.yang@macdonaldcommercial.com

Macdonald Commercial Real Estate Services Ltd.



Macdonald
COMMERCIAL

- member of -

CORFAC
INTERNATIONAL

977 BROUGHTON STREET

Vancouver, BC

OPPORTUNITY

977 Broughton Street presents an exceptional investment opportunity in the heart of Vancouver's premier West End neighbourhood, seamlessly blending serene coastal tranquility with dynamic urban convenience.

This highly walkable, revenue-generating asset delivers immediate rental income with substantial long-term strategic value, backed by a strong history of high occupancy. Ideally situated on a traffic-calmed, tree-lined street, residents enjoy a premium lifestyle just steps from the high-end shopping and gourmet dining of Robson, Denman, and Davie Streets.

This rare multi-family property offers outstanding upside potential through unit turnover, modernized renovations, or strategic repositioning within one of the city's most robust and resilient rental markets.



PROPERTY DETAILS

ADDRESS

977 Broughton Street,
Vancouver, BC V6G 2A4

PROPERTY TYPE

Multifamily

ZONING

RM-5

PID

013-272-136

LEGAL DESCRIPTION

THE NORTH 1/3 OF LOT 20 BLOCK 46
DISTRICT LOT 185 PLAN 92

BUILDING SIZE

4,192 SF

LAND/SITE AREA

2,882 SF

YEAR BUILT

1905

NUMBER OF FLOORS

4

NUMBER OF UNITS

9

OCCUPANCY

100%

SALE PRICE (CAD)

\$3,999,000

SUITE BREAKDOWN

7 STUDIOS **1** 1-BEDROOM **1** PENTHOUSE



INVESTMENT HIGHLIGHTS

UNBEATABLE WEST END LOCATION

Nestled between the bustling downtown core, the world-renowned Stanley Park, and the scenic beaches of English Bay.

EXCEPTIONAL REVENUE POTENTIAL

Features a historic building footprint, to be optimized for maximizing per-square-foot rental rates in a near-zero vacancy market.

PROVEN RENTAL TRACK RECORD

Historically operated with consistent rental use, including a legacy of community-style hospitality and short-term accommodations.

VALUE-ADD OPPORTUNITY

Significant cash flow growth potential through strategic interior renovations, modernization, and optimization upon tenant turnover.

WALKABLE PARADISE

Boasts a near-perfect walk score of 9.8/10 (by redfin.ca), placing world-class transit, grocery stores, local parks, and prestigious community schools all within a short, scenic stroll.

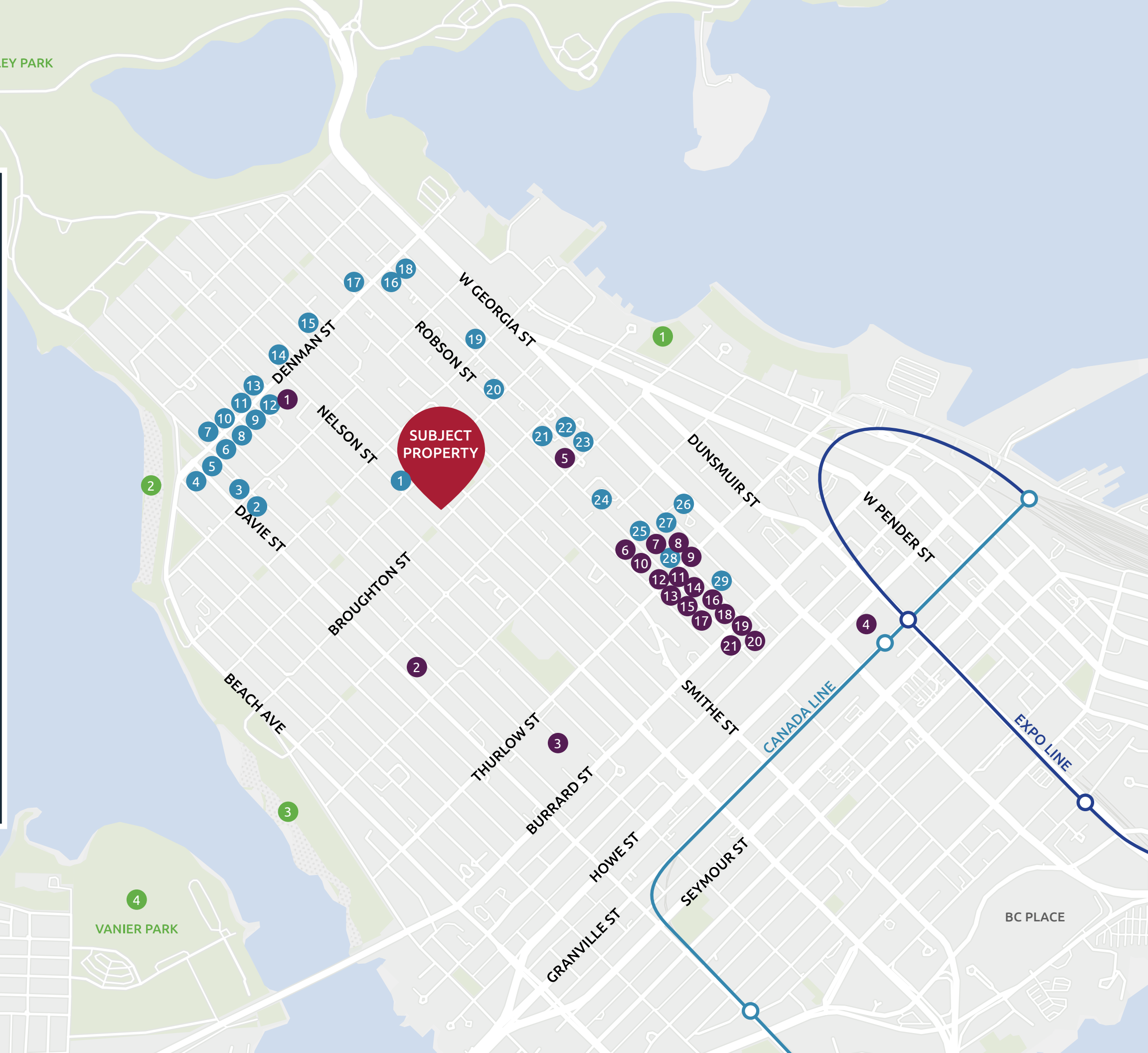
NEARBY AMENITIES

● RESTAURANTS & CAFES **● SHOPPING & SERVICES**

1. Greenhorn Cafe
2. Bisou Bakehouse
3. Pho In Love
4. Hook Restaurant
5. Daniel Kitchen & Bar
6. Taqueria Jalisco Mexican
7. Chicken World
8. Cafe Portrait
9. Noah's Cafe
10. Frying Pan on Denman
11. Bombay Kitchen and Bar
12. Legendary Noodle House
13. Chef Ron Restaurant & Bar
14. Peaked Pies
15. Kingyo Izakaya
16. Banana Leaf on Robson
17. Breka
18. Tonkotsu Ramen Tsukiya
19. The Red Accordion
20. Sura Korean Restaurant
21. Cora Breakfast & Lunch
22. Ramen Danbo
23. Dae Bak Bon Ga
24. Chicko Chicken
25. CinCin Restaurant & Bar
26. The Keg Steakhouse
27. Din Tai Fung
28. Joe Fortes
29. Coast

1. No Frills
2. Davie St Independent Grocer
3. St Paul's Hospital
4. CF Pacific Centre
5. Hanam Supermarket
6. Reigning Champ
7. Roots
8. Steve Madden
9. Nike Robson
10. Plenty
11. Aesop Robson
12. Aritzia
13. Shop Makers
14. Foot Locker
15. Zara
16. Indigo
17. JD Sports Robson
18. Nespresso
19. Arcteryx
20. Adidas
21. Lululemon

- PARKS & RECREATION**
1. Coal Harbour Community Centre
 2. English Bay Beach
 3. Sunset Beach Park
 4. Vanier Park
 5. Kitsilano Beach





Stacy Wang

Personal Real Estate Corporation

778.955.5555

Info2020stacy@gmail.com

Yang Yang 杨阳

Personal Real Estate Corporation

604.418.8246

Yang.yang@macdonaldcommercial.com



Macdonald Realty Ltd.

2105 West 38th Avenue
Vancouver, BC V6M 1R8
www.macrealty.com



Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver BC V6J 1P5
www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.