THE CLAREBURN

1235 BURNABY STREET
VANCOUVER, BC

For Sale

A 10-suite character rental apartment building in the desirable West End neighbourhood of Vancouver's amenity-rich Downtown Core!

CBRE | NATIONAL APARTMENT GROUP
BRITISH COLUMBIA
BRITISH COLUMBIA'S MULTI-FAMILY EXPERTS

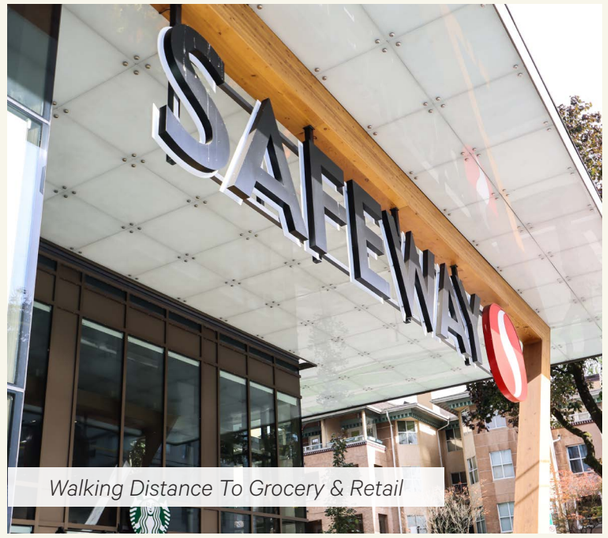
The **Offering.**

The CBRE National Apartment Group-BC is pleased to present the opportunity to acquire the The Clareburn Apartments, a unique character apartment building ideally located in the heart of the West End neighborhood of Vancouver's amenity-rich Downtown Core.

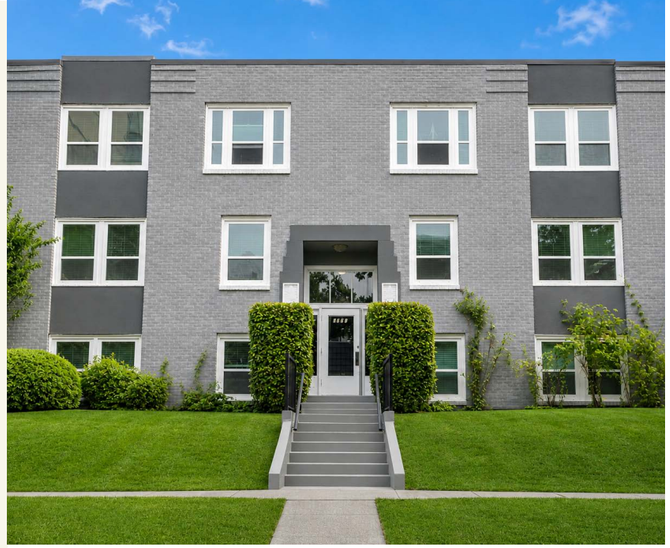
The Clareburn Apartments is comprised of a three-storey rental apartment building and consists of a total of 10 residential suites over approximately 8,200 square feet of net rent-able area. An offering of this kind is rarely available within Downtown Vancouver, particularly in the highly desirable West End neighborhood and provides investors the opportunity to own a multi-family property in a highly sought after location. The Clareburn Apartments has maintained its original character and charm over the years while still benefiting from significant updates and improvements to 9 of the buildings 10 rental suits. The building comprises extremely large well designed suite layouts that average over 800 SF with current in place rents that average $2.68 per square foot providing investors with excellent cash flow and strong potential rental growth as units turnover.

Tenants of the Clareburn Apartments enjoy being located within walking distance from Vancouver's commercially vibrant Downtown Core, retail shops and services along Davie Street, Sunset and English Bay Beaches and the world-famous Stanley Park. The property also benefits from being a short walk from a variety of tenant friendly amenities found along Robson, Denman and Davie streets that include a variety of independently owned stores, trendy restaurants and bars, specialty shops, medical services, and grocery stores. In addition, the property is also located within walking distance of numerous major transit options providing connections to all areas of Metro Vancouver.

The property's central location, unique character, and proximity to an abundance of neighborhood amenities will allow investors the opportunity to attract and retain quality tenants well into the future.



Walking Distance To Grocery & Retail



Executive Summary

Building Name
The Clareburn

Address
1235 Burnaby Street, Vancouver, BC, V6E 1P7

PID
015-740-889

Site Size
8,646 SF (66' by 131')

Zoning
RM 5A

Total Units
10

Suite Mix

Type	# of Suites	Avg. Size	Average Rent
1-Bed	9	800 SF	$2,132
2-Bed	1	1000 SF	$2,900

Year Constructed
Built in 1936 - 9 of 10 Suites Renovated

Net Rentable Area
8,200 SF

Parking/Storage
5 surface parking stalls

Listing Price
$5,995,000

Financing
Clear Title

Investment Highlights

UNIQUE CHARACTER RENTAL APARTMENT BUILDING

The Clareburn is a three-storey, character rental apartment building prominently situated on a 8,646 sq ft lot. The property comprises 10 rental suites that are uniquely large with the 1 bedroom's averaging 800 sq ft and the 2 bedroom averaging 1,000 sq ft; with a total rent-able area of approximately 8,200 sq ft. In recent years 9 of the 10 suites were extensively renovated and include new kitchen and bathroom finishes as well as updated lighting and new appliances. The suites are also improved with efficiently designed layouts complete with ample closet space, strategically positioned windows that provide an abundance of natural light.

PRIME WEST END LOCATION

1235 Burnaby Street is exceptionally situated in Vancouver's highly sought after West End neighborhood, one of the city's most established and supply-constrained multi-family rental markets. Residents enjoy a premier walkable lifestyle just steps from Davie Street, Denman Street and English Bay, with convenient access to an extensive selection of restaurants, cafes, grocery stores, shops and everyday services. The property's proximity to Stanley Park, Sunset Beach, English Bay Beach and Downtown Vancouver makes it one of the most desirable residential locations in the city, attracting a diverse and stable tenant base year round.

EFFICIENT SUITE MIX APPEALS TO A DIVERSE TENANT BASE

The building's well-designed larger suites specifically cater to the unique demographic of the West End area, which comprise a mix of single professionals, couples, down-sizers, and students. Efficiently designed units minimize wasted space and allow tenants to enjoy functional living areas while maintaining affordable monthly rents, which is a key driver in high demand markets such as the West End neighborhood, where demand is high and vacancy rates have been historically low.

STABLE CASH FLOW AND STRONG RENTAL GROWTH POTENTIAL

The Clareburn offers stable cash flow and proven and strong occupancy with strong rental growth potential in one of Vancouver's and Canada's strongest rental markets. The West End is consistently ranked in the Upper Tier of highest achieved rents in Vancouver rental neighborhoods, with One-Bedroom rents achieving upwards of $2,450 per month.

WALKING DISTANCE TO AN ABUNDANCE OF TRANSIT OPTIONS

1235 Burnaby Street is centrally located on Burnaby Street between Bute and Jervis Street, the property provides numerous rapid transit options and is just steps from both the Burrard SkyTrain Station and the Vancouver City Center SkyTrain Station.

5 Minute Walk To Sunset Beach

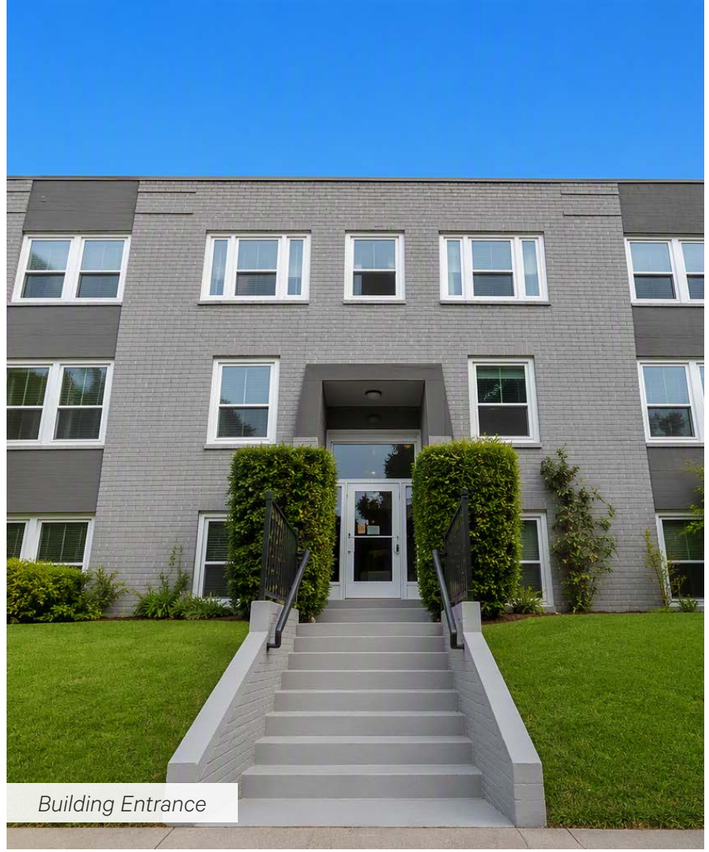
THE CLAREBURN
1235 BURNABY STREET
10 SUITE APARTMENT BUILDING
WEST END • VANCOUVER

The **Building.**

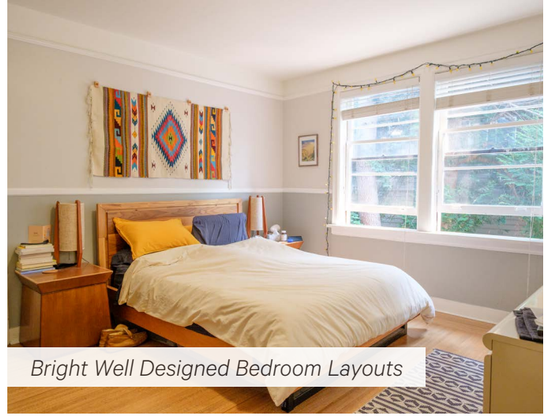
The Clareburn is a three-storey, 10-suite rental apartment building, ideally located in the West End of Vancouver. Located on Burnaby Street between Bute Street and Jervis Street, the property offers tenants exceptional access to vibrant retail, dining, transit, and recreation options as well as world famous beaches and parks. The neighborhood's strong walk-ability, cycling infrastructure, and transit connectivity continue to support long-term tenant demand.

1235 Burnaby Street consists of generous floor plans that are significantly larger than those typically found in newer rental developments, with One-Bedroom suites being above 800 SF and the Two-Bedroom suite being over 1,000 SF.

Nine of the ten units have undergone extensive interior renovations, the updated suites feature modernized kitchens, upgraded appliances and refreshed bathrooms.


Building Entrance

Modern Kitchen


Bright Well Designed Bedroom Layouts

Hardwood Floors Throughout

Side View of Building

Bright Spacious Living Spaces

The **Location.**

WALK TIMES TO AMENITIES

1 MIN DAVIE ST

9 MIN ENGLISH BAY BEACH

DRIVE TIMES

8 MIN KITS BEACH

6 MIN DOWNTOWN

25 MIN YVR AIRPORT

NEIGHBOURHOOD AMENITY LIST ★

- Sunset Beach
- English Bay Beach
- The Seawall
- Safeway
- Davie Street Retail
- Robson Street Shopping District
- Nelson Park
- Stanley Park Aquatic Centre
- YMCA Health & Fitness
- London Drugs
- St. Paul's Hospital
- Burrard SkyTrain
- Vancouver Library
- Vancouver Art Gallery
- SFU Vancouver Campus
- Vancouver Community College
- Denman Street Restaurants
- West End Community Center
- Breka Bakery
- Cardero's Restaurant

8 MIN DRIVE
West Vancouver

Stanley Park

English Bay Beach

ENGLISH BAY

WEST END

Sunset Beach

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10 SUITE APARTMENT BUILDING
WEST END • VANCOUVER

5 MIN DRIVE
HOSPITAL

BEACH AVENUE

JERVIS STREET

BURNABY STREET

DAVIE STREET

For Sale

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BRITISH COLUMBIA'S MULTI-FAMILY EXPERTS

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