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Courtesy of  
**Bruce Long, CCIM**

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Macdonald Commercial Real Estate Services Ltd.

**Vancouver West / BC / West End VW V6G**

**\$3,159,000**

## 1606 NELSON ST

**Net Income** \$ 172,060

**Cap Rate:** 5.45

**Price / Unit**

**Zoning:** RM5A

**Year Built:** 1900

**Taxes:** \$14299

**Units:** Bach: 0

Studio: 0

1 Bed Rm: 5

2 Bed Rm: 6

3 Bed Rm: 2

Pent: 0

Other: 0

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Total Units: 13



**Site Influences** Corner Site

**Linc #:** 015-755-746

**MLS #:** V4019428

"The Lincoln". A very unique property. Steady, stable income in the heart of Vancouver's West End. 13 large character units with original wood mouldings, beautiful fir floors and 9' ceilings. Very well maintained and over half the kitchens recently renovated. Clawfoot tubs in every bath. This location; with its proximity to shopping, recreation and the specialty shops of Denman, Robson & Davie, plus the short walk to the downtown core, put it in high demand. Stanley Park is minutes away.

RE/MAX Crest Realty (Westside)

09/18/09 11:09 AM

Information herein deemed reliable but not guaranteed.

MFC Flyer View