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Courtesy of
Bruce Long, CCIM

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Macdonald Commercial Real Estate Services Ltd.

Vancouver West / BC / Kitsilano V6K 1C8

\$8,200,000

2086 2ND AV

Net Income \$ 31,000

Cap Rate: 3.9

Price / Unit

Zoning: RM4

Year Built: 1969

Taxes: \$20008

Units: Bach: 0

Studio: 0

1 Bed Rm: 27

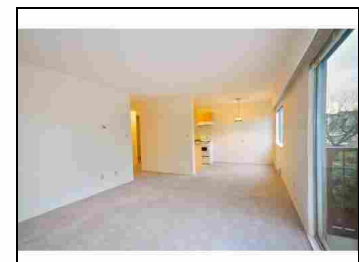
2 Bed Rm: 1

3 Bed Rm: 0

Pent: 0

Other: 0

Total Units: 28



Site Influences Level Land, Public Transit Nearby

Linc #: 011-287-802

MLS #: V4020411

2086 W 2ND, Vancouver, BC, V X 3Z4 'Vista in Kitsilano' 29 unit totally renovated apartment building w/underground parking & bike storage three blocks from the beach. Breakdown; 27 One beds, 1 Two bed & 1 studio. Gross income \$32,000 per month, Net Income \$27,000 (\$324,000/year) Cap Rate 3.9%. Rents: 1 bed \$900-\$1300/mo, 2 bed \$1250 & studio \$740/mo (unauthorized). Go to realtors website for 'MARKETING HANDOUT' & APARTMENT MOVIE. WORK RECENTLY DONE; ELEVATOR & CAB MECHANICAL REPLACED, RE-PIPING BY CAMBRIDGE PLUMBING, NEW TORCH ON ROOF, FIBERGLASS BALCONIES, ALUMINUM RAILINGS & DOMESTIC HOT WATER & STORAGE TANKS. MOST SUITES HAVE BEEN UPDATED WITH NEW TUBS, BASINS, TOILETS IN BATHROOMS & 50% OF SUITES HAVE LAMINATE FLOORS.

RE/MAX Crest Realty (Westside)

11/29/09 02:55 PM

Information herein deemed reliable but not guaranteed.

MFC Flyer View