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Courtesy of  
**Bruce Long, CCIM**

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Macdonald Commercial Real Estate Services Ltd.

**Vancouver West / BC / Marpole V6P 2Y6**

**\$6,150,000**

**1325 70TH VG W**

**Net Income** \$ 276,920

**Cap Rate:** 4.5

**Price / Unit**

**Zoning:** RM-3A

**Year Built:** 1970

**Taxes:** \$16567

**Units:** Bach: 5

Studio: 0

1 Bed Rm: 31

2 Bed Rm: 0

3 Bed Rm: 0

Pent: 0

Other: 0

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Total Units: 36



**Site Influences** Airport Nearby, Corner Site, High Traffic Area, Highway Frontage, Public Transit Nearby, Visual Exposure

**Linc #:** 004-394-305

**MLS #:** V4019860

Wow! 36-Unit Apartment Building in convenient Marpole area between Oak & Granville Street. Gross Income approximately \$347,880/year @ 4.5% Cap. Newer roof, exterior wall/hallway painting, hardwood floors (20 units) & hallway carpet. 20,300 SqFt Corner Lot!