

2154 & 2164 DUNDAS STREET VANCOUVER, BRITISH COLUMBIA

**FOR SALE**

**DEVELOPERS - OPPORTUNITY TO CONSTRUCT A NEW MIXED-USE RENTAL BUILDING IN VANCOUVER'S GRANDVIEW-WOODLAND NEIGHBOURHOOD!**



**CORNER PROPERTY WITH CLOSE TO 150 FT OF FRONTAGE ON DUNDAS STREET.....!**

**FOR MORE INFORMATION CONTACT:**

**LANCE COULSON**  
**PERSONAL REAL ESTATE CORPORATION**  
Executive Vice President | National Apartment Group  
+1 604 662 5141  
lance.coulson@cbre.com

**GREG AMBROSE**  
Senior Sales Associate | National Apartment Group  
+1 604 662 5178  
greg.ambrose@cbre.com



# 2154 & 2164 DUNDAS STREET

VANCOUVER, BRITISH COLUMBIA

## LOCATION HIGHLIGHTS

- Strategically located on the Southwest corner of Templeton Drive and Dundas Street in the heart of East Vancouver's trendy Grandview-Woodland Neighbourhood.
- The Subject Property is situated just minutes from Downtown Vancouver, East Hastings Street and Highway 1, providing quick and easy access throughout Vancouver and neighbouring municipalities.
- Located in the rapidly transitioning Port Town, just a few short blocks from the Hastings-Sunrise neighbourhood providing access to a host of tenant-friendly amenities.
- The Property enjoys excellent public transit service with a Translink bus stop situated immediately in front of the building providing tenants, businesses and their clients with direct access to Downtown Vancouver and reliable transportation throughout Metro Vancouver.
- The recent influx and transformation of the area surrounding the Subject Property has attracted new retailers and notable hot spots such as JJ Bean Coffee Roasters, Parallel 49 Brewing Company and Tacofino Commissary, which are all located in close proximity to the Subject Property.

## EXISTING IMPROVEMENTS & TENANCY



- The offering consists of two separate properties (herein referred to as the "Property") which includes a three storey, 18-suite rental apartment building at 2154 Dundas Street and a 3-suite rental house located at 2164 Dundas Street, providing a good holding income.
- 2154 Dundas Street contains 18 suites and recently underwent an extensive retrofit which included updated plumbing and electrical and is currently 100% occupied.
- 2164 Dundas Street is a rental house containing 3 self-contained two and three bedroom suites. The property has a new roof, some interior improvements and is currently vacant, providing the purchaser with flexibility while considering redevelopment.
- Large, rectangular shaped corner site comprising approximately 17,424 SF with 148.5 feet of prime frontage onto Dundas Street.

## IDEAL LOCATION FOR A NEW PURPOSE-BUILT RENTAL PROJECT



### TRAVEL TIMES

LOCATION	TRAVEL TIME
Downtown Vancouver	9 minutes
Highway #1	3 minutes
North Shore	11 minutes
Hastings Sunrise	3 minutes
Commercial Drive	6 minutes

**SUBJECT SITE**

### Walk Score

**90** Very Walkable  
Daily errands do not require a car



**71** Excellent Transit  
Transit is convenient for most trips



**92** Biker's Paradise  
Mostly flat, excellent bike lanes

## DEMOGRAPHIC HIGHLIGHTS

3 KM

Population (2016)	95,546
Est. % Population Change (2016 - 2021)	5.2%
Avg. Household Income (2016)	\$72,052
Projected Household Income (2019)	\$78,468
Percentage of Rented Dwellings	21,497

## RENTAL MARKET TRENDS



VACANCY RATES



RENTAL RATES



% RENTED DWELLINGS

**54.7%**



CAP RATES





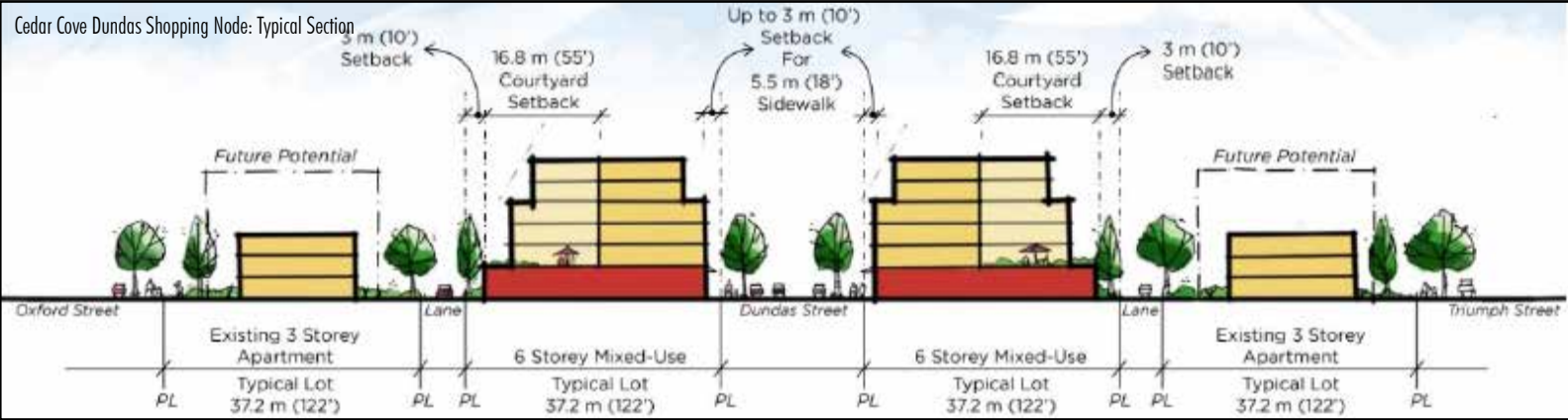
# “ INCOME PRODUCING PROPERTY WITH FUTURE REDEVELOPMENT POTENTIAL ”

## DEVELOPMENT POTENTIAL

The Subject Property is currently zoned RM-3A and is situated within the “Cedar Cove Dundas Shopping Node” of the recently approved Grandview-Woodland Community Plan. The Cedar Cove Dundas Shopping Node allows for a mixed-used development for 100% secured rental building up to 6-storeys with a density up to 2.65 FSR.

*\*In order to redevelop the property under this OCP, applicants will have to submit a rezoning application which will have to be approved by the City.*

- The City will consider applications for a mixed-use development for 100% secured rental housing as follows:
  - A mix of commercial uses, which may include retail, service, and community serving uses, is required on the first floor.
  - Height: up to 6-storeys
  - Density: up to 2.65 FSR
  - Setbacks: Front sufficient to achieve a minimum 5.5m (18 ft.) sidewalk/ Side minimum 2.1m (7 ft.), potentially greater in the rear of the site/ Rear 6m (20 ft.).
  - Upper floor set back 3m (10 ft.) at rear, above the ground floor.





# "6-STOREY, MIXED-USE RENTAL DEVELOPMENT OPPORTUNITY IN THE HEART OF GRANDVIEW-WOODLAND NEIGHBOURHOOD...!"

EXECUTIVE SUMMARY	PROPERTY ONE	PROPERTY TWO
Municipal Address	2154 Dundas Street, Vancouver BC	2164 Dundas Street, Vancouver BC
Legal Description	LOT 6 & LOT 7, EXCEPT THE NORTH 14 FEET, NOW ROAD, BLOCK 25 DISTRICT LOT 184 PLAN 178	LOT 8 BLOCK 25 DISTRICT LOT 184 PLAN 178
PID	007-702-001, 007-702-043	015-683-290
Current Improvement	18 suite apartment building	3 suite rental house
Site Size	11,385 Sq. Ft.*	6,039 Sq. Ft.*
Site Frontage	99 ft. of frontage along Dundas Street	49.5 ft. of frontage along Dundas Street
Current Zoning	RM-3A Multi Family Dwelling	RM-3A Multi Family Dwelling
OCP Designation	Cedar Cove Dundas Shopping Node Land Use	Cedar Cove Dundas Shopping Node Land Use
ASKING PRICE	\$9,950,000 (*Combined for both properties)	
INCOME IN PLACE	Contact Agent for Details	

\* All measurements are approximate and are subject to verification by the Purchaser



**FOR MORE INFORMATION CONTACT:**

**LANCE COULSON**  
**PERSONAL REAL ESTATE CORPORATION**  
 Executive Vice President | National Apartment Group  
 +1 604 662 5141  
[lance.coulson@cbre.com](mailto:lance.coulson@cbre.com)

**GREG AMBROSE**  
 Senior Sales Associate | National Apartment Group  
 +1 604 662 5178  
[greg.ambrose@cbre.com](mailto:greg.ambrose@cbre.com)

CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC V6E 0C3 | [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial; Environics Analytics; Microsoft Bing; Google Earth.