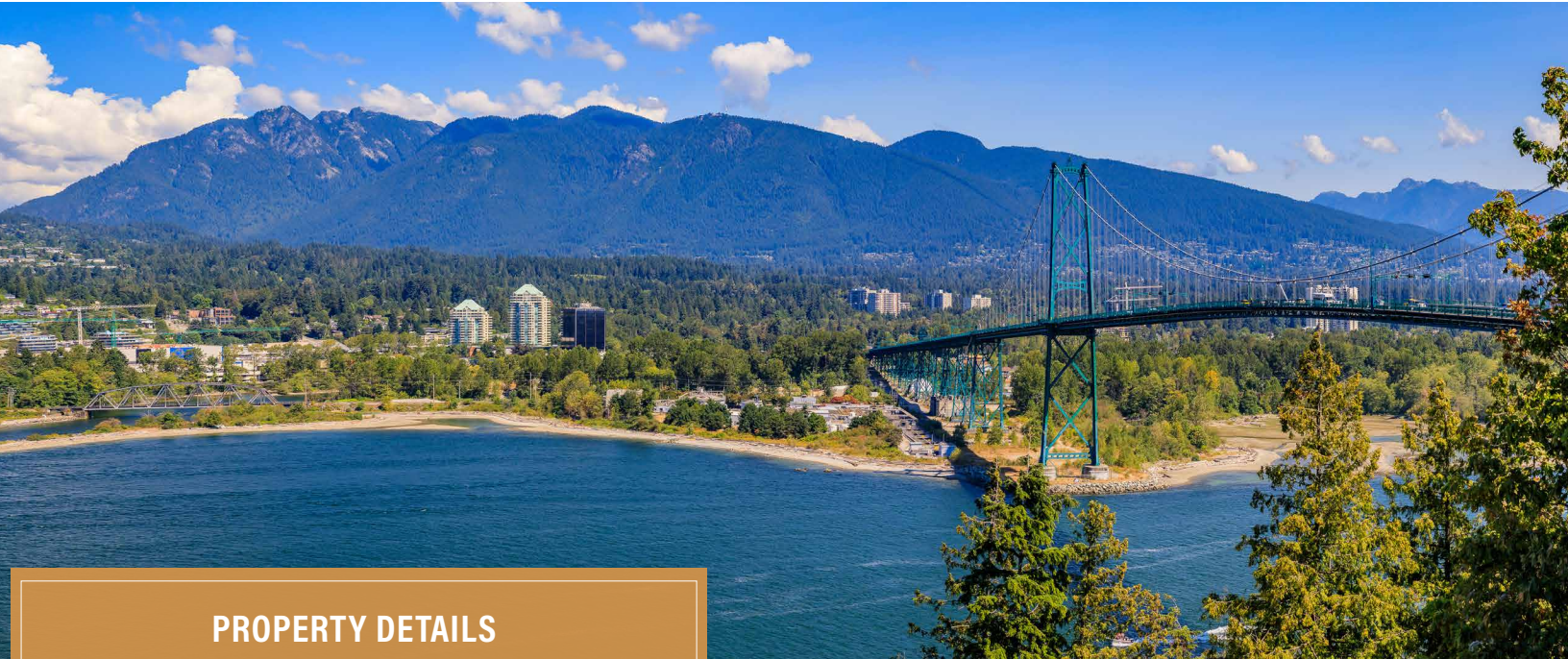


WYNDWOOD

Apartments • 155 E 19th St
North Vancouver, British Columbia



Premier Central Lonsdale Rental Apartment Building
29 Suites Situated on a large 18,840 Sq. Ft. Site



PROPERTY DETAILS

ADDRESS

155 East 19th Street, North Vancouver, BC

PID

014-940-124

YEAR BUILT

1967

SITE SIZE

18,480 SF (131' x 141')

SUITE MIX

14 One-Bedroom | 15 Two-Bedroom | Total = 29 Suites

OCP DESIGNATION

Residential Level 5 - Medium Density

OCP DENSITY

2.6x FSR (1.6x base + 1.0x bonus), maximum 6-storeys

ASSESSED VALUE (2019)

\$10,755,000

THE OPPORTUNITY

The CBRE National Apartment Group - BC is pleased to present the opportunity to acquire The Wyndwood Apartments, a 3-storey, 29-Suite Rental Apartment building situated on a large 18,480 SF Site, conveniently located in the Central Lonsdale neighbourhood of North Vancouver. This is an incredibly compelling opportunity in a city that features a 0.8% vacancy rate with average rental rates approaching \$1,424.

The Property is conveniently located less than 200 meters away from the Lonsdale Corridor, providing access to transit and an excellent cross-section of tenant-friendly amenities. The Property boasts a desirable suite mix, which includes 14 one-bedroom suites and 15 two-bedroom suites, all of which were extensively renovated in 2009 with some receiving either new kitchen cabinets or new cabinet doors, bathroom cabinets, new flooring, and some appliance replacements.

The Subject Property is designated as Residential Level 5, which is intended for Medium Density Mid-Rise Apartments under the City of North Vancouver's Official Community Plan, providing excellent future redevelopment potential.

LOCATION HIGHLIGHTS

Lonsdale Avenue is one of the main arterial roads in North Vancouver and has some of the best amenities that the North Shore has to offer, many of which are within walking distance of the Wyndwood Apartments, including: Loblaws City Market, Browns Social House, London Drugs, Starbucks, plus number of financial institutions, fitness centers, independently owned cafes & bakeries, and The Public Library, and Lions Gate Hospital just down the street. The Wyndwood Apartments is conveniently located just 5 blocks from the Trans-Canada Highway, making it easy to connect to the rest of the North Shore and Metro Vancouver.

Numerous bus routes run along Lonsdale Avenue, allowing for convenient access to Downtown Vancouver, Grouse Mountain, Lynn Valley, Seymour Mountain, and other areas of Metro Vancouver. The Seabus station at Lonsdale Quay can also be easily reached by car within 7 minutes or by bus in under 10 minutes, with a bus stop just steps from the Subject Property.

Walk
92
Score

Population
200,702⁺
2018

Bike
69
Score

HH Income
\$101,073⁺
2018

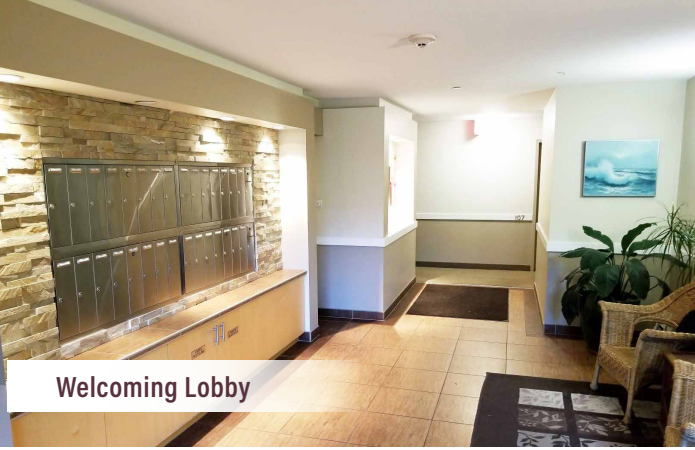
⁺ Within 3 km of the Subject Property



RECENT UPGRADES

Originally built in 1967, extensive renovations were completed in 2009 where the building saw numerous capital expenditure upgrades and suite improvements, which included but are not limited to:

- Full re-pipe of the domestic water supply,
- Elevator upgrades to current code
- Electrical systems upgraded to breakers
- High efficiency gas boilers replacement,
- Balconies upgrades, including updated windows & sliding doors
- Exterior stucco replacement
- Fresh paint on wood surfaces
- Parking lot re-pavement
- New kitchen cabinets or cabinet doors and new bathroom cabinets
- New flooring in the suites
- Appliance replacement in some cases
- Additional rental suites were constructed on the lower floor.



Welcoming Lobby



Modern Kitchens

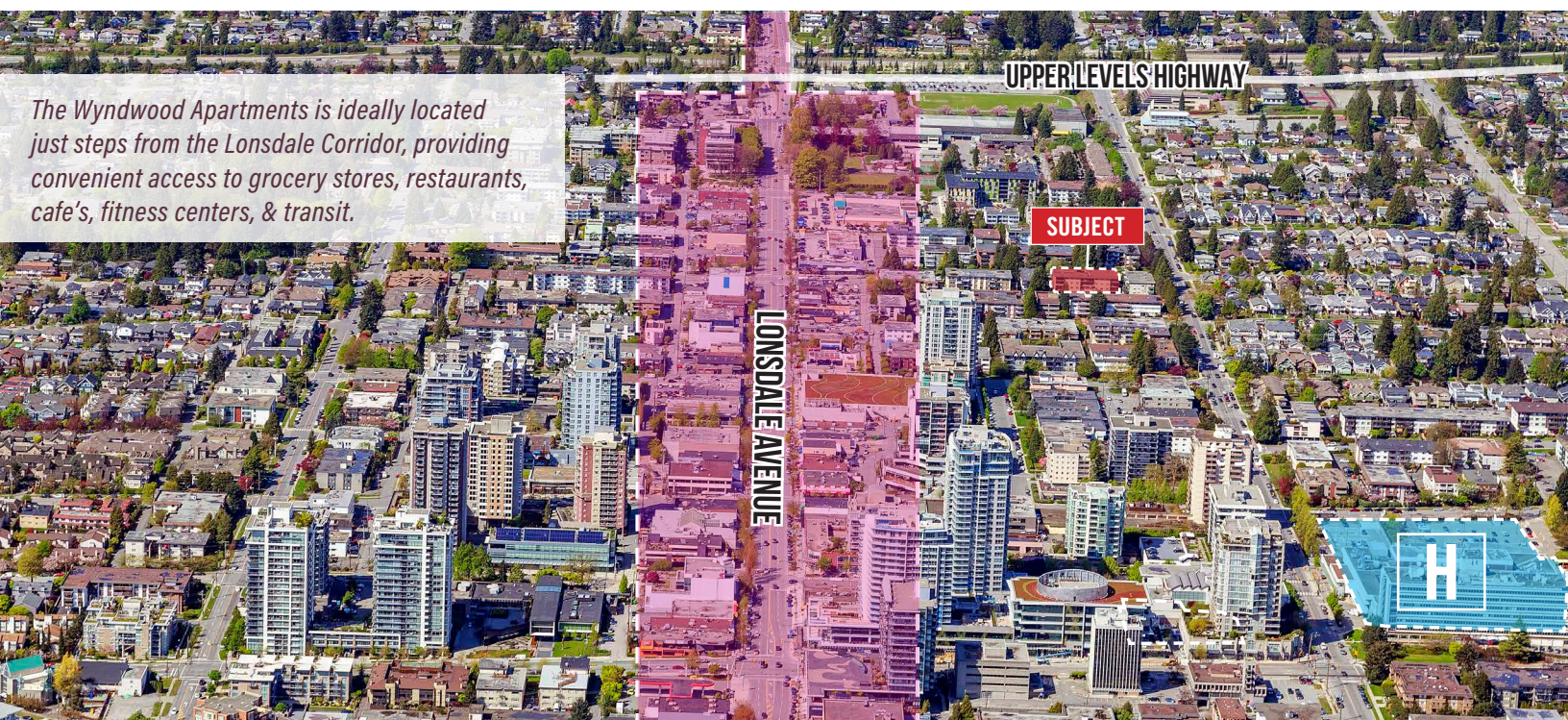


Spacious & Bright Living Areas

DEVELOPMENT POTENTIAL

From the City of North Vancouver's 2014 Official Community Plan, 155 E 19th Street is designated as "Residential Level 5", which is intended for the developments of Medium Density Mid-Rise Apartments. Under this designation, a maximum density of 2.6x FSR (inclusive of a 1.0x FSR bonus) may be considered.

Given that the Subject Property is currently a rental apartment building, any re-development must also be 100% secured rental, which is ideal in a market that is currently seeing 0.8% vacancy rate.



The Wyndwood Apartments is ideally located just steps from the Lonsdale Corridor, providing convenient access to grocery stores, restaurants, cafe's, fitness centers, & transit.

UPPER LEVELS HIGHWAY

LONSDALE AVENUE

SUBJECT

H

Grouse Mountain

Mt. Seymour Provincial Park

Lynn Headwaters Regional Park

Harry Jerome Community Center

Wyndwood Apartments
155 E 19th St

Lions Gate Hospital

LONDON DRUGS

RBC

STARBUCKS COFFEE

Loblaw's CityMarket

North Vancouver City Library

LONSDALE AVE

Tim Hortons

SHOPPERS DRUG MART

BMO

City Hall

Victoria Park



TRANSPORTATION TIME

	Driving	Transit
Downtown Vancouver	20 minutes	40 minutes
Grouse Mountain	12 minutes	25 minutes
YVR Airport	38 minutes	1 h 10 minutes
Horseshoe Bay Ferry	16 minutes	1 hour

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