

For Sale



2026 Franklin Street Vancouver, BC

2026 Franklin Street presents investors with the opportunity to acquire a boutique 8-suite apartment building in a trendy East Vancouver neighbourhood with significant upside in rents and future redevelopment potential.

The Opportunity

The **CBRE National Apartment Group – BC** is pleased to present the opportunity to acquire **2026 Franklin Street**, a boutique 8-suite apartment building in a trendy East Vancouver neighbourhood with significant upside in rents and future redevelopment potential under the Grandview-Woodland Plan.

Investment Highlights

- Boutique 8-unit Apartment building in a trendy East Vancouver neighbourhood.
- Located a block north of E. Hastings Street, tenants are just steps from amenities & services, the Brewery District, a host of family run shops and transit providing convenient access to downtown and throughout Metro Vancouver.
- Low vacancy and strong demand for rentals in the area support the opportunity to grow the rental revenue in the building.
- Grandview-Woodland OCP designation provides future development potential.

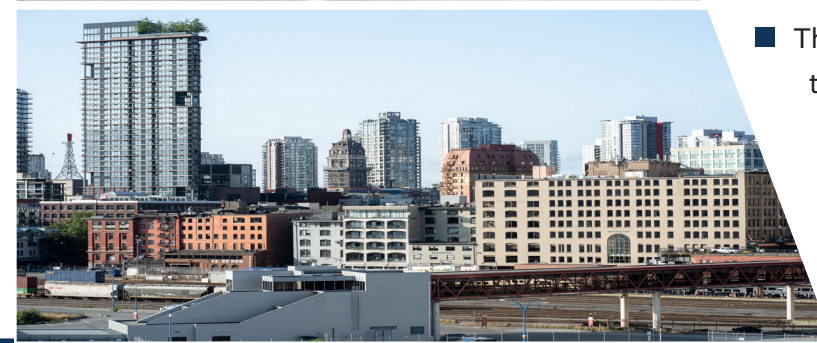


The Location

2026 Franklin Street is desirably located just a block north of East Hastings Street between Semlin & Lakewood Drive.


Location Highlights


- The property is conveniently located steps from Hastings St. next to both the Port Town and Hastings-Sunrise neighbourhoods, providing tenants convenient access to numerous shops, services and amenities as well as parks and popular bike routes.
- Tenants enjoy excellent public transit service with Translink bus stops situated just steps away on East Hastings Street, providing tenants with direct access to Downtown Vancouver and reliable transportation throughout Metro Vancouver
- Furthermore, The Subject Property is situated just minutes from Downtown Vancouver, East Hastings Street and Highway 1, providing convenient access throughout Vancouver and neighboring municipalities.
- The recent influx of new businesses and transformation of the neighbourhood has attracted new employers, retailers and notable hot spots such as Ironworks, JJ Bean Coffee Roasters, Tacofino Commissary, Parallel 49 Brewing Company and a host of other craft breweries, which are all located in close proximity to 2026 Franklin Street.




Salient Details

CIVIC ADDRESS	2026 Franklin Street, Vancouver, BC
PID	001-689-510
LEGAL DESCRIPTION	LOT 3, EXCEPT THE SOUTH 10 FEET, NOW LANE BLOCK 39 DISTRICT LOT 184 PLAN 178
YEAR BUILT	1910
ZONING	RM-3A
SITE SIZE	6039 SF (approx.) 49.5 x 122 Ft
OCP DESIGNATION	Cedar Cove Residential Core Land Use
LAUNDRY	Shared/Coin Operated
STABILIZED YR 1 NOI	\$79,773
LIST PRICE	\$2,295,000 3.47% Cap Rate

 Prominently located in East Vancouver

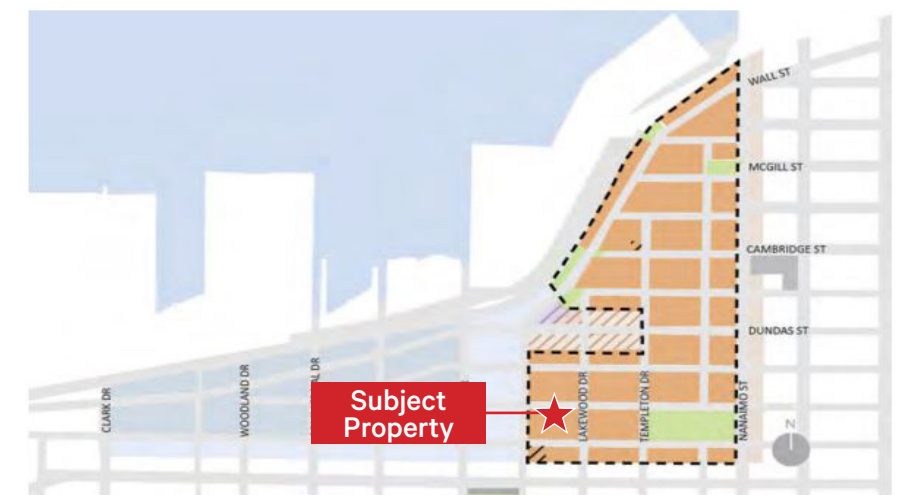
 Multiple transit options offering service throughout Downtown & Metro Vancouver

 Wide variety of local shops, restaurants and breweries within walking distance

 OCP Designation allows for up to 6 storeys

Redevelopment Potential

(Source: Grandview Woodland Community Plan: City of Vancouver)



Subject Property

Up to 6 Storeys

See Section 6.3.1 Residential Core in Grandview Woodland Community Plan

DRIVE TIMES

Commercial Drive	4 Minutes
Hastings-Sunrise	4 Minutes
Highway #1	7 Minutes
Downtown Vancouver	10 Minutes
North Vancouver	12 Minutes



Demographics (within 3km of the subject property)



Estimated
Population (2022)

107,761



Projected
Population (2027)

114,672



Population
Change (2022-2027)

6.4%



Average
Household Income

\$97,231

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