

# 1865 WEST 12<sup>TH</sup> AVENUE VANCOUVER

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## 10-UNIT APARTMENT BUILDING IN THE HEART OF KITSILANO

6,250 SF LOT

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# FOR SALE | APARTMENT BUILDING

## 1865 WEST 12TH AVENUE

### VANCOUVER, BC

#### Location

The Property is located on the north side of West 12th Avenue between Burrard and Cypress Streets in the highly sought-after Kitsilano neighbourhood of Vancouver. Kitsilano is known as one of Vancouver's most prestigious multi-residential districts, which has consistently enjoyed a near 0% vacancy rate and some of the best rental rates in the city. Residents flock to Kitsilano for stunning natural and commercial amenities all while enjoying an abundance of transit options to UBC, Downtown Vancouver, and beyond.

#### Broadway Plan

The property is located in the Kitsilano South - B neighborhood of the proposed Broadway Plan. The Broadway Plan will create new densification opportunities for 500 city blocks covering 8.6 square kilometres.

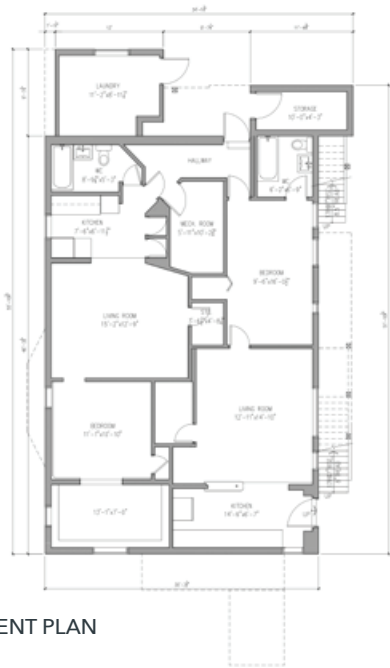
#### Investment Highlights

- ▶ Fully leased
- ▶ Parking and laundry income
- ▶ Great location
- ▶ Upgraded 220v service
- ▶ Double garage with two parking stalls

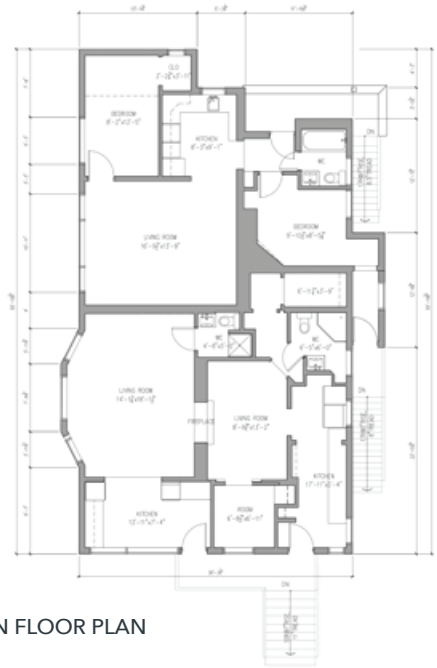


#### SITE OVERVIEW

Legal Address	LOT 17 BLOCK 387 DISTRICT LOT 526 PLAN 1949 VAP1949	
PID	011-991-321	
Site Area	6,250 SF approximately	
Lot Dimensions	50' x 125'	
Current Zoning	RT-8 (Two-Family Dwelling)	
Community Plan(s) NCP	Kitsilano	
Annual Taxes	\$9,083.65 (2023)	
Income	Approximately \$211,000.00 net per year	
Suite Mix	2 Bedroom	1 unit
	1 Bedroom	4 units
	Bachelor	2 units
	Housekeeping	3 units
	Total	10 units (1 unauthorized)



BASEMENT PLAN



MAIN FLOOR PLAN



UPPER FLOOR PLAN

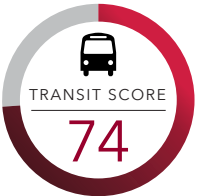


TOP FLOOR PLAN



Demographics	1 km	3 km	5 km
Population	28,666	204,156	399,980
Median Age	38.9	38.7	39.2
Households	16,021	105,770	194,726
Average HH Income	\$131,777	\$131,455	\$128,694
Median HH Income	\$89,006	\$88,811	\$85,847
Total Daytime Population	35,023	230,208	512,071
Daytime Employees	24,841	151,467	347,588
Owned Dwellings	7,009	44,338	85,041

Source: Environics Analytics 2021 estimate



7.7 km  
TO UBC



13  
min



20  
min

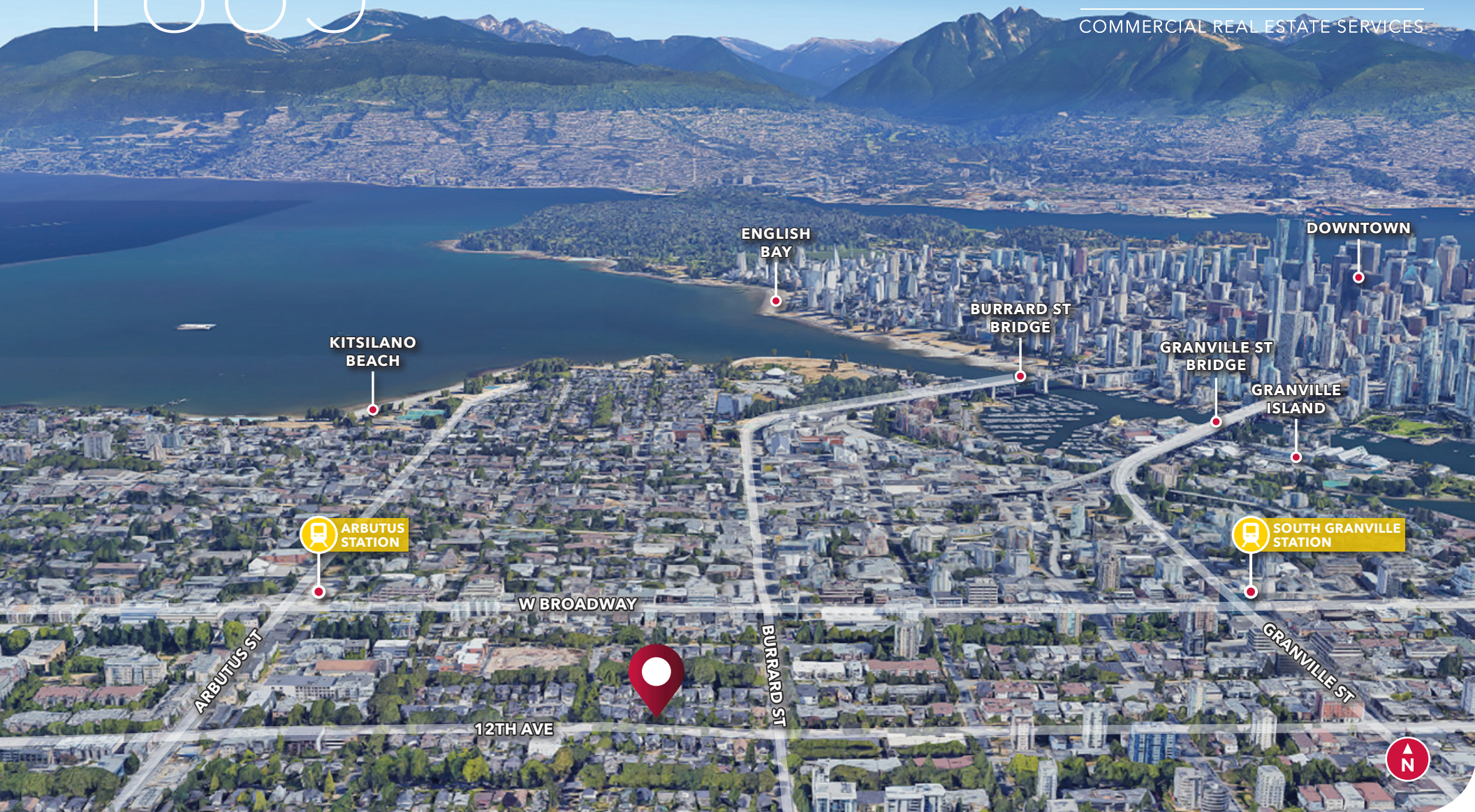


20  
min



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