

## Apartment Building Sales | Greater Vancouver

January 1st to May 11th, 2017

ADDRESS	SUITES	PRICE (\$)	\$/UNIT	ADDRESS	SUITES	PRICE (\$)	\$/UNIT
<b>Vancouver (Eastside)</b>				<b>Burnaby</b>			
* 3240 E. 58th Ave (TH)	140	\$72,185,000	\$515,607	* 7040 Arcola St	48	\$12,800,000	\$266,667
7849 Knight St	12	2,810,000	234,167	6450 Telford Ave (DS)	33	TBA	TBA
1725 McLean St	6	2,975,000	495,833	6444 Willingdon	72	41,000,000	569,444
** 4195 Perry St (MU, DS)	11	3,900,000	354,545	* Metrotown Site (DS)	TBA	TBA	TBA
145 E. 7th Ave (DS)	9	7,380,000	820,000	6075 Wilson Ave (DS)	42	45,200,000	1,076,190
148 E. 6th Ave	18	5,300,000	294,444	4241 Maywood St (DS)	19	TBA	TBA
2150 Pandora St	101	26,300,000	260,396	<b>TBA</b>	<b>TBA</b>	<b>TBA</b>	<b>TBA</b>
* 2274 Oxford St	8	2,360,000	295,000	<b>Coquitlam</b>			
2416 Fraser Street	11	4,900,000	445,455	325 Casey St	33	\$5,900,000	\$178,788
1574 Kingsway (MU)	10	2,750,000	275,000	1040 Howie Ave	54	10,128,400	187,563
1350-52 Kingsway (MU,ST)	17	6,820,000	401,176	1000 Brunette Ave	126	21,500,000	170,635
<b>343</b>	<b>\$137,680,000</b>	<b>\$401,399</b>		<b>213</b>	<b>\$37,528,400</b>	<b>\$176,190</b>	
<b>Vancouver (Kerrisdale)</b>				<b>Maple Ridge</b>			
* 2346 W. 43rd Ave	9	\$4,400,000	\$488,889	11926 222 St	43	TBA	TBA
2181 W. 40th Ave	10	TBA	TBA	* 20834 Dewdney Trunk (TH)	44	TBA	TBA
5410 Balsam St	33	TBA	TBA	<b>87</b>	<b>TBA</b>	<b>TBA</b>	
5850 Vine St	21	8,230,000	391,905	<b>New Westminster</b>			
5815 Yew St (HR)	83	40,000,000	481,928	621 Twelfth St	17	\$3,325,000	\$195,588
<b>156</b>	<b>TBA</b>	<b>TBA</b>		** 503 Agnes St	15	2,965,000	197,667
<b>Vancouver (Kitsilano)</b>				304 Third St	15	2,850,000	190,000
2225 W. 8th Ave	47	18,000,000	382,979	735 Royal Ave	37	8,430,000	227,838
2200 W. 5th Ave	7	5,400,000	771,429	508 Agnes St (NC, HR)	150	TBA	TBA
<b>54</b>	<b>\$23,400,000</b>	<b>\$433,333</b>		322 Seventh St	54	TBA	TBA
<b>Vancouver (South Granville)</b>				<b>288</b>	<b>TBA</b>	<b>TBA</b>	
* 1550 W. 11th Ave	27	\$12,500,000	\$462,963	<b>North Vancouver</b>			
1616 W. Broadway Ave (DS)	12	9,500,000	791,667	904-944 Lytton St (ST, TH, DS)	114	\$51,000,000	\$447,368
541 W. 13th Ave	9	4,900,000	544,444	** 1200 Emery Place (DS, TH)	61	39,550,000	648,361
1569 W. 12th Ave	10	TBA	TBA	1630 Chesterfield Ave	11	3,550,000	322,727
* 1546 W. 12th Ave	13	TBA	TBA	127 & 129 E. 12th St	25	7,900,000	316,000
<b>71</b>	<b>TBA</b>	<b>TBA</b>		357 W. 4th St	12	4,042,500	336,875
<b>Vancouver (Marpole)</b>				156 E. 3rd St	6	2,205,000	367,500
8680 Montcalm St	12	\$4,000,000	\$333,333	<b>229</b>	<b>\$108,247,500</b>	<b>\$472,697</b>	
8668 Montcalm St	11	3,100,000	281,818	<b>West Vancouver</b>			
<b>23</b>	<b>\$7,100,000</b>	<b>\$308,696</b>		2145 Bellevue Ave (HR)	<b>37</b>	<b>\$28,400,000</b>	<b>\$767,568</b>
<b>Vancouver (West End)</b>				<b>Surrey</b>			
** 1444 Alberni St (DS, HR)	129	\$170,000,000	\$1,317,829	13032 104 Ave (TH)	<b>8</b>	<b>\$1,400,000</b>	<b>\$175,000</b>
1075 Burnaby St (DS)	53	TBA	TBA	<b>White Rock</b>			
1270 Nicola St (HR)	37	13,250,000	358,108	1285 Martin St	29	\$6,450,000	\$222,414
1260 Harwood St (HR)	109	42,000,000	385,321	15369 Thrift Ave (ST)	27	5,245,000	194,259
<b>328</b>	<b>TBA</b>	<b>TBA</b>		<b>56</b>	<b>\$11,695,000</b>	<b>\$208,839</b>	
<b>UBC</b>							
2265 Acadia Rd (DS)	6	\$3,250,000	\$541,667				
2287 Acadia Rd (DS)	8	3,000,000	375,000				
<b>14</b>	<b>\$6,250,000</b>	<b>\$446,429</b>					

The sale information provided is a general guide only. There are numerous variables to be considered such as:

- 1) Suite mix
- 2) Rent/SF
- 3) Rent leasable area
- 4) Buildings' age and condition
- 5) Location
- 6) Frame or highrise
- 7) Strata vs. non-strata
- 8) Land value (development site)
- 9) Special financing

- (HR) Highrise  
(MR) Midrise  
(TH) Townhouse  
(ST) Strata  
(DS) Development site  
(EST) Estimated price  
(SP) Share purchase  
(NC) New construction  
(MU) Mixed-use

\* Sold by The Goodman Team

\*\* December 2016 sale

Greater Vancouver's authority on apartment buildings and development sites  
goodmanreport.com

David Goodman  
604 714 4778  
david@goodmanreport.com

Mark Goodman  
Personal Real Estate Corporation  
604 714 4790  
mark@goodmanreport.com

Cynthia Jagger  
604 912 9018  
cynthia@goodmanreport.com



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