

Goodman:

FOR SALE



54-SUITE MOUNT PLEASANT APARTMENT BUILDING  
IMPROVED ON A MASSIVE ~29,000 SF LOT—HALF A BLOCK EAST OF MAIN STREET

**ARLINGTON COURT APARTMENTS**  
**233 EAST 14TH AVENUE, VANCOUVER**

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# ARLINGTON COURT APARTMENTS

<b>Address</b>	233 East 14th Avenue, Vancouver
<b>PIDs</b>	015-607-712, 015-607-721, 015-607-747, 015-607-755, 010-981-811
<b>Legal</b>	Lots B & 14-17 Block 111 District Lot 301 Plan 187
<b>Year built</b>	1966
<b>Zoning</b>	RM-4 Multiple Family Dwelling
<b>Lot size</b>	Irregularly-shaped parcel; 28,778 SF
<b>Parking</b>	42 stalls (21 underground; 21 surface)
<b>Taxes (2019)</b>	\$48,697
<b>Financing</b>	Treat as clear title

## SUITE MIX

	Units	Avg. rent (\$)
Bachelor	7	\$791
1 bedroom*	45	\$837
2 bedroom	2	\$1,170
<b>Total</b>	<b>54</b>	<i>* Includes 2 penthouse suites</i>

## INCOME & EXPENSES

Gross income	\$560,030
Vacancy (0.5%)	(2,800)
Effective gross income	\$557,230
Operating expenses	(293,280)
Net operating income	\$263,949

**Price**      **Unpriced**  
*All offers considered*

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## OVERVIEW

Arlington Court Apartments is a well-maintained 54-suite three-storey (plus penthouse level) rental apartment building located in Vancouver's trendy Mount Pleasant neighbourhood. Built in 1966 and improved on a massive ~29,000 SF lot, the property has undergone a series of major capital upgrades and features 2 penthouse suites, balconies/patios, elevator service, 3 sets of washers/dryers (1 on each floor), 42 parking stalls (21 secured underground plus 21 surface) and storage lockers.

## LOCATION

Arlington Court Apartments is exceptionally well located half a block east of Main Street on the north side of East 14th Avenue in Vancouver's Mount Pleasant neighbourhood. Mount Pleasant is one of Vancouver's oldest and most vibrant neighbourhoods with a rich history known for its artistic stores, heritage buildings, and arts-focused festivals. Public transit, excellent shopping, amenities, restaurants and cafes are just steps away along Main Street. It's approximately 7 minutes to Downtown and 16 minutes to UBC.



# 233 EAST 14TH AVENUE, VANCOUVER

## UPGRADES

- New roof, drains, roof-top deck & railings installed (2018)
- All piping including hot & cold lines to each suite replaced in two sections (2018 & 2013)
- 2 new high-efficiency boilers (2012)
- Electric breakers for all suites (1997)
- Lobby updated with new tile flooring (2009) and mailboxes (2019)
- Approximately 50 of the 54 units have had updates as required and on suite turnover

## TRAVEL TIMES

- 2 minutes to Mount Saint Joseph Hospital
- 5 minutes to Vancouver General Hospital
- 7 minutes to Downtown Vancouver



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