

Apartment Building Sales | Metro Vancouver

January 1, 2019 – December 31, 2019

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)			
1319 S.E. Marine Dr. (MU, DS)	9	\$5,329,125	\$592,125
* 2115 Triumph St	18	5,200,000	288,889
1727 William St	10	5,900,000	590,000
55 E 12th Ave	51	18,250,000	357,843
1415 E Broadway	42	14,200,000	338,095
2266 Trinity St	20	6,500,000	325,000
1368 E 8th Ave	16	9,200,000	575,000
1771 E Georgia St	40	12,750,000	318,750
349 E 6th Ave (DS, ST)	23	18,121,600	787,896
754 E Broadway (MU)	8	4,930,000	616,250
7440 Fraser St	47	12,150,000	258,511
4967 Main St (DS)	8	3,370,000	421,250
1869 Frances St (SP)	34	10,600,000	311,765
1022 Kingsway (MU)	32	9,380,000	293,125
2636 Yukon St	8	2,838,000	354,750
	366	\$138,718,725	\$379,013

Vancouver (Kerrisdale)			
* 2182 W 39th	21	\$10,000,000	\$476,190

Vancouver (Kitsilano)			
2464 W 2nd Ave	10	6,600,000	660,000
* 1935 Cypress St	10	4,995,000	499,500
2044 W 3rd Ave	11	4,800,000	436,364
2425 York Ave (SP)	24	13,250,000	552,083
	55	\$29,645,000	\$539,000

Vancouver (Marpole)			
8687 Selkirk St (SP)	11	\$5,250,000	\$477,273
8755 Oak St	15	3,895,000	259,667
8616 Fremlin St	9	3,600,000	400,000
* 8770 Selkirk St	26	8,400,000	323,077
8635 French St	7	2,850,000	407,143
8715 Osler St	30	9,150,000	305,000
	98	\$33,145,000	\$338,214

Vancouver (South Granville)			
1676 W 10th Ave	11	\$5,066,000	\$460,545
1025 W 11th Ave	8	4,850,000	606,250
1635 W 12th Ave	20	8,350,000	417,500
1230 W 12th Ave	20	8,168,000	408,400
1017 W 7th Ave	7	2,150,000	307,143
	66	\$28,584,000	\$433,091

Vancouver (West End)			
** 1022 Nelson St (HR, SP)	200	\$130,000,000	\$650,000
1629 Haro St	40	18,500,000	462,500
	240	\$148,500,000	\$618,750

Point Grey / UBC			
2555 Discovery St (ST, DS)	22	\$16,400,000	\$745,455
** 5600 Dalhousie Rd	35	20,060,000	573,143
** 5450 University Blvd	25	14,190,000	567,600
	82	\$50,650,000	\$617,683

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Burnaby			
* 7165 Pandora St (SP)	14	\$3,939,000	\$281,357
4275 Grange St (DS, ST)	53	37,600,000	\$709,434
6425 Silver (DS)	48	31,420,000	\$654,583
* 6831 Arcola St	13	3,734,400	\$287,262
3880 Pender St	29	8,993,785	\$310,131
7070 Inlet Dr (SP)	117	32,500,000	\$277,778
7360-76 Halifax St (HR)	252	90,000,000	\$357,143
6710 Sussex Ave	10	3,630,000	\$363,000
	536	\$211,817,185	\$395,181

Delta			
4711 57th St	34	\$6,900,000	\$202,941
Langley			
20839 78B Ave (SP)	191	\$69,600,000	\$364,398
5393 201 St (SP, NC)	98	39,000,000	\$397,959
20727 Fraser Hwy	37	6,070,000	\$164,054
	326	\$114,670,000	\$351,748

Maple Ridge			
** 11901 222 St	22	\$3,580,000	\$162,727
12014 220 St	12	2,250,000	\$187,500
	34	\$5,830,000	\$171,471

New Westminster			
313 Carnarvon St	13	\$3,200,000	\$246,154
510 Ninth St	36	6,925,000	192,361
** 53 Fourth St	10	2,300,000	230,000
330 Ash St	61	13,891,524	227,730
700 Fourth Ave	56	11,783,476	210,419
1117 Hamilton St	21	4,250,000	202,381
1001 Sixth Ave	14	3,780,000	270,000
720 Queens Ave	113	25,000,000	221,239
101 Royal Ave	48	13,400,000	279,167
	372	\$84,530,000	\$227,231

North Vancouver			
250 E 2nd St	45	\$15,925,000	\$353,889
* 228 E 15th St (DS)	11	5,200,000	472,727
2540 Lonsdale Ave (DS)	13	9,150,000	366,000
2590 Lonsdale Ave (DS)	12		
2171 Munster Ave (DS)	16		
340 Seymour River Pl (DS)	34	45,000,000	703,125
331 Riverside Dr (DS)	14		
155 E 19th St (DS)	29	11,500,000	49,356
236 E 15th St (DS)	8	5,225,000	653,125
1220 St. Georges Ave	22	8,025,000	364,773
	204	\$100,025,000	\$490,319

Port Coquitlam			
2060 Manning Ave	20	\$4,100,000	\$205,000
2334 Marpole Ave (MU, ST)	10	3,975,000	397,500
	30	\$8,075,000	\$269,167

Surrey			
5772 177B St	79	\$14,250,000	\$180,380
10272 127A St (DS)	162	43,500,000	195,067
10235 128 St (DS)	61		
13555 96 Ave (NC)	146	56,000,000	383,562
	448	\$113,750,000	\$253,906

West Vancouver			
1575 Esquimalt Ave (MR)	31	\$17,200,000	\$554,839

White Rock			
1281 Foster St	11	\$2,450,000	\$222,727

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
(CO) Co-op
(TR) Trade

* Sold by The Goodman Team

** December 2018 sale

Goodman:

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