

Goodman:

FOR SALE



**12-STOREY 69-SUITE CONCRETE RENTAL APARTMENT TOWER + INFILL OPPORTUNITY
LOCATED IN THE HEART OF VANCOUVER'S KERRISDALE NEIGHBOURHOOD**

GEORGIAN HOUSE
5450 VINE STREET, VANCOUVER

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

Ian Brackett
ian@goodmanreport.com
Direct 604 714 4778

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

GEORGIAN HOUSE

Price

\$42,000,000

Address

5450 Vine Street, Vancouver

Legal description

Lots 24–31 of 10 Block 17 District Lot 526 Plan 4570

Year built

1964

Zoning

RM-3 Multiple Family Dwelling

Lot size

248' x 126' (31,136 SF)

Parking

52 parking stalls at rear (22 are covered)

Taxes (2023)

\$93,762

Units

69

Net rentable area

45,202 SF

Storeys

12

Elevators

2

Financing

Treat as clear title

SUITE MIX

	Units	Avg. size	Avg. rent
Bachelor	14	515 SF	\$1,443
1 bedroom	54	677 SF	\$1,756
2 bedroom PH	1	1,446 SF	\$4,500
Total	69		

This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and completeness independently.



OPPORTUNITY

Georgian House is a 12-storey 69-suite concrete rental apartment tower located in the heart of Vancouver's Kerrisdale neighbourhood. Constructed in 1964, the property is improved on a 31,136 SF site with 248 feet of frontage and includes ~12,375 SF of excess infill development land well-positioned to capitalize on growing housing demand in this rapidly changing area.

The building is exceptionally well-maintained with beautiful mature landscaping and features a suite mix of 14 bachelors, 54 one-bedrooms and 1 two-bedroom penthouse. Other highlights include amazing panoramic views from the 8th, 9th and 10th floors, elevator service, tenant lockers, an outdoor swimming pool with exterior patio and BBQ area, 4 sets of washers/dryers in laundry room, a workshop and surface parking.

INFILL DEVELOPMENT POTENTIAL

The northern half of the subject property affords a unique infill opportunity on ~12,375 SF of excess land. A preliminary architect's zoning study proposes potential development ranging from 6-storey low-rise to 12-storey high-rise.



12-storey

concrete rental tower with panoramic views



31,136 SF

site in the heart of Kerrisdale



~12,375 SF

of excess land with infill opportunity

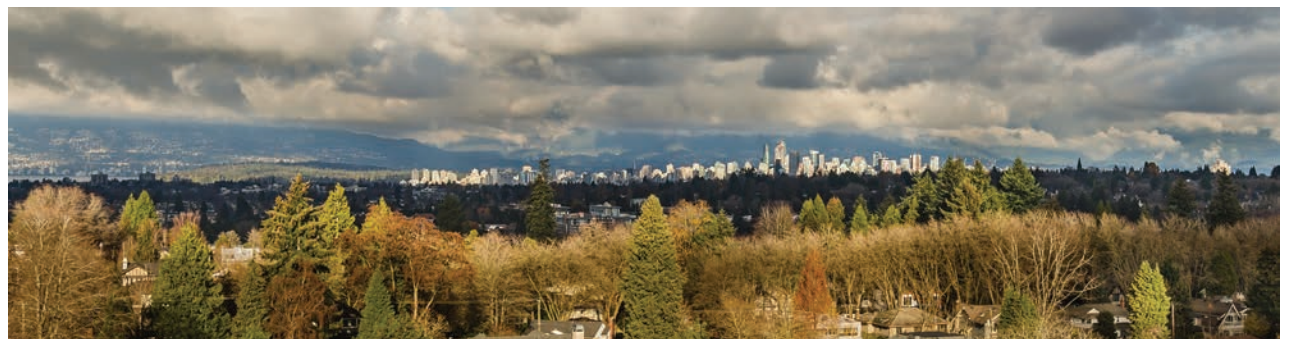
5450 VINE STREET, VANCOUVER

UPGRADES

Georgian House has had a series of building upgrades over the years to both the suites and common areas including piping, boiler upgrades and roof replacement. Additionally, suites are updated as required on turnover.

LOCATION

Kerrisdale, located in the heart of Vancouver's affluent Westside, is one of Canada's most established and wealthy communities. The subject property stands tall on a beautiful tree-lined street on the east side of Vine Street between W 37th and W 39th Ave, only a few blocks to Kerrisdale Community Centre and Kerrisdale Village. Situated two blocks to West Boulevard, and only two blocks to West 41st Avenue, considered one of the best upscale high-end fashion and retail shopping districts in the City. Walking distance to Point Grey High School, Kerrisdale Park, bus transportation, restaurants, a branch of the Vancouver Public Library and West Main Health Unit.



Goodman:



10 minutes to UBC

10 minutes to Downtown



400 metres to
W 41st shopping

- | | |
|---|--|
| 01 Kerrisdale Community Center, Kerrisdale Centennial Park, Vancouver Public Library | 04 Point Grey Secondary, Quilchena Elementary |
| 02 Kerrisdale Village shopping area | 05 Quilchena Park |
| 03 Kerrisdale Cyclone Taylor Arena, Kerrisdale Park | 06 Prince of Wales Secondary |
| | 07 Elm Park |

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

Ian Brackett
ian@goodmanreport.com
Direct 604 714 4778



Goodman Commercial Inc.
560-2608 Granville St
Vancouver, BC V6H 3V3

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