

Goodman:

FOR SALE



**12-STOREY 86-SUITE CONCRETE RENTAL APARTMENT TOWER
LOCATED ON A CORNER LOT IN VANCOUVER'S PRIZED WEST END NEIGHBOURHOOD**

PARK WEST
1869 COMOX STREET, VANCOUVER

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PARK WEST

Price

Call listing agent

Address

1869 Comox Street, Vancouver

PIDs

015-736-954, 015-736-962

Lot size

132' x 131' (17,292 SF)

Zoning

RM-5B

OCP

West End - West of Denman

Year built

1964

Storeys

12

Units

86

Elevator

2

Parking

26 surface + 23 secured stalls (2 secured stalls currently converted to other uses)

Taxes (2020)

\$105,762

Financing

Treat as clear title

SUITE MIX

	Units	Avg. rent
1 bedroom	82	\$1,326
1 bedroom + den	2	\$1,900
2 bedroom	2	\$2,057
Total	86	



OPPORTUNITY

Park West is a 12-storey 86-suite concrete rental tower located in Vancouver's most prominent and sought-after rental market – the west of Denman neighbourhood of the West End. Built in 1964, the property is improved on the northeast corner of Gilford & Comox Street on a 17,292 SF (132' x 131') RM-5B zoned lot and built over one level of underground parking.

This well-maintained building stands tall on a scenic pedestrian-friendly node featuring mature tree-lined streets and historic building architecture. The suite mix comprises 82 one-bedrooms, two one-bedroom + dens and 2 two-bedroom penthouse suites. Other highlights include panoramic views of the ocean to the south and mountains to the north, 2 elevators, 3 sets of leased washer/dryers and ample parking including 23 secured underground stalls and 26 surface.

UPGRADES

Park West has undergone a series of capital upgrades over the years including a new hot water boiler and storage tank (2012), new furnace (2012), plumbing retrofit (1995), asbestos removal and exterior painting (2016), to name a few. Over 50% of the suites have also been renovated.



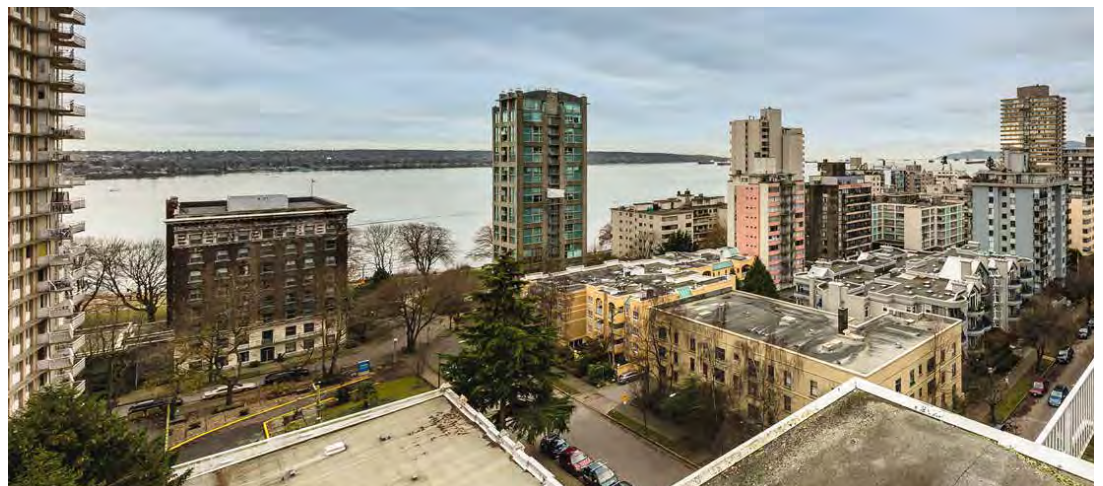
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1869 COMOX STREET, VANCOUVER

LOCATION

Park West is extraordinarily well located in the coveted West of Denman area on the corner of Comox and Gilford Street. Denman Street, a popular pedestrian shopping area considered “the main drag” of the neighbourhood, features a wide variety of shops, hotels, nightlife and bars, restaurants, and grocery stores. Robson Street, Vancouver’s pre-eminent high-end shopping destination, is only a 5-minute walk. Finally, Park West is just steps to English Bay Beach and close to the lush greenery of the world famous thousand-acre Stanley Park.

Since the adoption of the West End Community Plan in 2013, the neighbourhood has seen the completion of several high-profile developments, adding new commercial and residential space to the neighbourhood. This new mix of space has added to the vibrancy and attractiveness of the already established West End neighbourhood.



Goodman:



TRAVEL TIMES

- 6 minutes to Vancouver Art Gallery
- 10 minutes to Granville Island
- 20 minutes to YVR Airport

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