

Goodman:

DOWNTOWN  
VANCOUVER

FOR SALE

GRANVILLE  
ISLAND

GRANVILLE BRIDGE

FALSE CREEK

CAMBIE BRIDGE

FUTURE SOUTH  
GRANVILLE STATION

W BROADWAY

FUTURE OAK-  
VGH STATION

VANCOUVER  
GENERAL HOSPITAL

W 12TH AVE

250'

ALDER ST

SPRUCE ST

OAK ST



1190 W 12th Ave (Montrose)



1176 W 12th Ave (Randolph)



1156 W 12th Ave (Regent Court)

RARE OPPORTUNITY TO ACQUIRE 3 SIDE-BY-SIDE APARTMENT BUILDINGS IMPROVED ON A 31,250 SF LOT WITH 250' OF FRONTAGE

## SOUTH GRANVILLE APARTMENT PORTFOLIO

1156, 1176 & 1190 WEST 12TH AVENUE, VANCOUVER

Mark Goodman

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

Cynthia Jagger

Personal Real Estate Corporation  
Direct 604 912 9018  
cynthia@goodmanreport.com

Manraj Dosanjh

Direct 604 714 4778  
manraj@goodmanreport.com



# PROPERTY SUMMARY—3 SIDE-BY-SIDE APARTMENT BUILDINGS



## South Granville

3 rental apartment buildings



**31,250 SF site**

with 250' frontage



**46 units**

3 bach; 36-1br; 7-2br



**30,705 SF**

net rentable area



**22 stalls**

Surface parking lots



**\$19,450,800**

2021 assessment value



**\$60,009**

2020 property taxes



**Call listing agents**

to discuss offering process



### Building

### Address

### PIDs

### Zoning

### Lot size

### Age

### Storeys

### Net rentable

### Parking

### Taxes (2020)

### Assessment (2021)

Suite mix	No. Units	Avg. Size	Avg Rent
Bachelor	3	425 SF	\$1,177
1 bedroom	19	618 SF	\$1,319
2 bedroom	1	550 SF	\$1,500
<b>Total</b>	<b>23</b>		

### Montrose

1190 West 12th Avenue, Vancouver

005-570-204, 005-570-182

RM-3

12,500 SF (100' x 125')

1923

2

13,565 SF

5

\$25,609

\$8,264,000



### Randolph

1176 West 12th Avenue, Vancouver

014-674-947, 014-674-921

RM-3

9,375 SF (75' x 125')

1924

3

6,220 SF

8

\$14,536

\$4,785,800

No. Units	Avg. Size	Avg Rent
-	-	-
9	613 SF	\$1,339
1	700 SF	\$1,817
<b>10</b>		



### Regent Court

1156 West 12th Avenue, Vancouver

014-674-963, 014-674-971

RM-3

9,375 SF (75' x 125')

1957

3

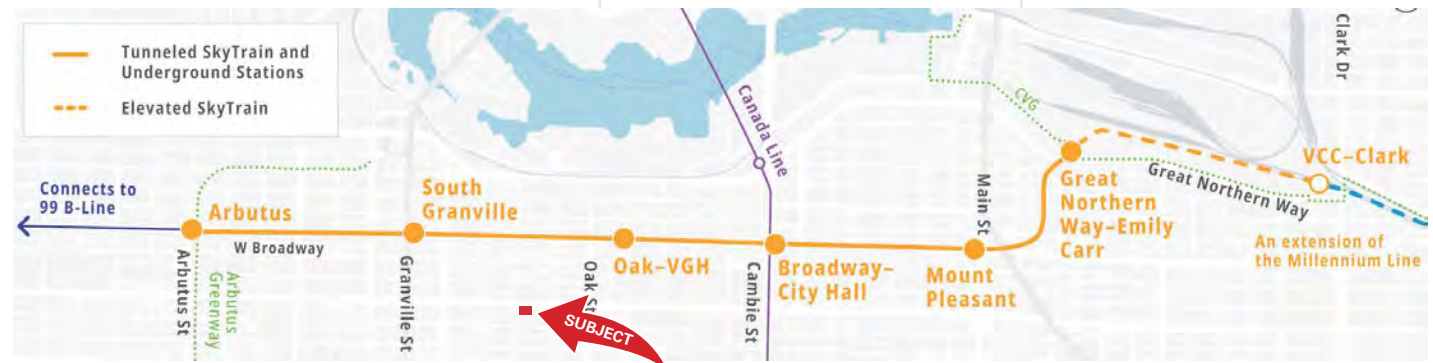
10,920 SF

9

\$19,864

\$6,401,000

No. Units	Avg. Size	Avg Rent
-	-	-
8	740 SF	\$1,427
5	1,000 SF	\$2,208
<b>13</b>		



# SOUTH GRANVILLE APARTMENT PORTFOLIO

## OPPORTUNITY

Strategic investment opportunity to acquire a 3 building, 46-suite rental apartment portfolio affording 250' frontage along West 12th Avenue.

This location is a key arterial and part of the ongoing Broadway Plan study area. The Broadway Plan is anticipated to be finalized late 2021 and will focus on opportunities to integrate development around the new Broadway Subway, slated to complete in 2025.

This is a unique opportunity to acquire an assembled portfolio, all in a row, on a large overall site size of 31,250 SF. Professionally managed and kept, the buildings' distinguished features have been maintained and updated throughout the years, significantly increasing their overall appeal. Please note that unit #10 at 1176 West 12th and unit #24 at 1190 West 12th are possibly unauthorized suites.



## UPGRADES

### Montrose (1190 West 12th Ave)

- Approximately one half of the roof replaced with torch-on membrane in 2002
- Several water lines replaced from 1996-2002 and 2011-2012
- Pad footings in center of building were rebuilt in 1996
- Major re-piping done in 2011-2012
- Laundry machines updated
- Newer parking asphalt at rear
- Rear awning added in 2013
- Feature window added in June 2014
- Exterior walls insulated, painted and new double glass in vinyl frame windows

### Randolph (1176 West 12th Ave)

- Roof partially redone in 2007
- Each suite has electric baseboard heating and individual hot water tanks (unique to this building only)
- Portion of the north-east corner framing in crawl space replaced in 2000
- New exterior drainage at rear (2010)

#### Major renovation in 2011/2012 included the following upgrades:

- New insulation to walls & ceiling
- Stucco on building repaired and painted
- New double glass windows installed
- Common corridors installed with new carpets, paint and lighting
- New asphalt in rear of building
- Several suites renovated

### Regent Court (1156 West 12th Ave)

- Roof torch on membrane replaced in 2014
- Gas fired boiler heat system replaced in 1987
- Building partially re-piped in 2014

#### Major renovation in 2011/2012 included the following upgrades:

- Double glass in vinyl frame windows
- Stucco repaired and entire building painted
- Parking area paved with new asphalt
- New laundry machines installed
- Interior wall and flooring finishes redone



Sample suite from 1190 W 12th Ave



Sample suite from 1176 W 12th Ave



# Goodman:



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

**Cynthia Jagger**  
Personal Real Estate Corporation  
Direct 604 912 9018  
cynthia@goodmanreport.com

**Manraj Dosanjh**  
Direct 604 714 4778  
manraj@goodmanreport.com



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

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