

Apartment Building Sales | Metro Vancouver

January 1, 2021 – December 31, 2021

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)			
566 E 44th (ST)	30	\$10,500,000	\$350,000
1383 E Broadway	30	11,250,000	375,000
1344 E 1st Ave	30	8,300,000	276,667
3080 E 54th Ave	18	6,200,000	344,444
* 150 E 16th Ave	27	9,300,000	344,444
765 Victoria Dr	14	5,500,000	392,857
1522 E 3rd Ave (DS)	5	2,900,000	580,000
3795 Commercial St	9	5,475,000	608,333
837 E Broadway (ST)	12	5,900,000	491,667
229 E 13th Ave	25	8,218,000	328,720
550 E 15th Ave	6	2,150,000	358,333
825 E 8th Ave	41	19,880,000	484,878
1536 E 3rd Ave (ST, DS)	8	3,175,000	396,875
1777 Francis St	59	17,382,000	294,610
2257 Dundas St	8	2,575,000	321,875
3583 Kingsway (NC)	104	52,000,000	500,000
* 306 E 6th Avenue	18	7,500,000	416,667
2611 Victoria (DS)	20	12,500,000	625,000
75 E 8th Ave	27	13,728,000	508,444
1575 E 1st Ave	13	4,920,000	378,462
3040 Nanaimo St	17	5,050,000	297,059
521	\$214,403,000	\$411,522	
Vancouver (Kerrisdale)			
5815 Yew St (HR)	83	\$50,000,000	\$602,410
5940 Balsam St	18	7,000,000	388,889
5950 E Blvd	10	5,250,000	525,000
111	\$62,250,000	\$560,811	
Vancouver (Kitsilano)			
4640 W 10th Ave	14	\$7,250,000	\$517,857
2280 W 6th Ave (SP)	43	17,051,724	396,552
2040 York Ave (SP)	54	21,413,793	396,552
1968 W 2nd Ave	24	13,500,000	562,500
2035 W 5th Ave	9	4,000,000	444,444
1977 W 3rd Ave	16	7,350,000	459,375
1540 Yew St	10	4,525,000	452,500
* 2012 Cornwall Ave	20	10,075,000	503,750
3670 W 5th Ave	25	11,500,000	460,000
2155 W 7th Ave	20	8,900,000	445,000
2280 Cornwall Ave	24	16,750,000	697,917
1833-1875 Yew St	27	16,500,000	611,111
* 2200 W 7th Ave (TH)	4	2,600,000	650,000
2244 W 6th Ave	46	19,500,000	423,913
336	\$160,915,517	\$478,915	
Vancouver (South Granville)			
1326 W 13th Ave (MR)	30	\$16,185,000	\$539,500
1355 W 14th Ave (MR)	28	17,000,000	607,143
1003 Wolfe Ave	6	3,200,000	533,333
3075 Willow St (TH)	8	7,088,000	886,000
1364 W 11th Ave (SP)	30	13,980,000	466,000
1107 W 14th Ave (SP)	32	13,850,000	432,813
1766 W 11th Ave (ST)	7	3,760,000	537,143
1366 W 12th Ave	30	14,600,000	486,667
* 1290 W 13th	23	9,900,000	430,435
2775 Pine St	20	11,800,000	590,000
1255 W 14th Ave (HR)	61	30,300,000	496,721
3985 Cambie St	17	17,850,000	510,000
3939 Cambie St	18		
1584 W 12th Ave	11	5,620,000	510,909
2626 Fir St (CO)	10	6,550,000	655,000
* 1455 W 8th Ave (SP)	25	16,000,000	640,000
1298 W 10th Ave	69	25,500,000	369,565
* 1190 W 12th Ave	23		
* 1176 W 12th Ave	10	22,200,000	482,609
* 1156 W 12th Ave	13		
985 W 14th Ave	11	4,543,000	413,000
482	\$239,926,000	\$497,772	
Vancouver (Marpole)			
* 8755 Laurel Ave	33	\$10,500,000	\$318,182
8675 French	72	29,000,000	402,778
8740 Cartier St (SP)	35	13,879,310	396,552
8790 Cartier St (SP)	35	13,879,310	396,552
1373 W 73rd Ave (SP)	36	14,275,862	396,552
8582 Cartier St	10	3,650,000	365,000
8726 Hudson St	10	4,350,000	435,000
8735 Selkirk St	22	8,100,000	368,182
8777 Montcalm St	19	6,880,000	362,105
8707 Montcalm St	16	6,150,000	384,375
8740 Selkirk St	27	8,880,000	328,889
8692 French St	6	3,350,000	558,333
8656 Montcalm St	11	4,150,000	377,273
8757 Selkirk St	17	6,150,000	361,765
8645 Fremlin	10	2,925,000	292,500
8750 Selkirk St	27	8,698,000	322,148
8860 Montcalm St	24	8,650,000	360,417
8675 Fremlin	18	6,850,000	380,556
428	\$160,317,482	\$374,574	
Vancouver (West End)			
1537 Burnaby St (SP)	24	\$13,000,000	\$541,667
* 1435 Pendrell St (SP)	21	8,375,000	398,810
1955 Nelson St (DS)	11	6,387,500	580,682
1885 Barclay St	41	22,100,000	539,024
1924 Barclay St (HR)	42	22,750,000	541,667
1580 Haro St (MR)	61	32,000,000	524,590
855 Jarvis (MR)	48	25,265,000	526,354
1270 Nicola (MR)	37	17,950,000	485,135
1461 Harwood St (MR)	38	22,500,000	592,105
* 1623 Haro St	24	10,000,000	416,667
2035 Barclay St (SP)	28	15,200,000	542,857
* 1869 Cormox St	86	40,800,000	474,419
1249 Granville St (ST, MU, SP)	46	23,300,000	506,522
2054 Cormox St	23	10,800,000	469,565
1825 Haro St (HR)	90	37,300,000	414,444
* 1011 Beach Ave (SP, HR, IF)	220	Confidential	Confidential
* 1160 Broughton St (HR)	75	29,750,000	396,667
945 Jarvis St (SP, EST)	109	60,500,000	555,046
1454 Pendrell St	51	24,194,000	474,392
1348 Barclay St (SP, EST)	143	86,000,000	601,399
1825 Cormox St	23	9,100,000	395,652
1155 Beach Ave (HR)	151	91,000,000	602,649
1045 Burnaby St (ST, DS)	37	28,830,000	779,189
1689 Robson St	17	7,325,000	430,882
777 Bidwell St (ST)	30	15,000,000	500,000
* 1133 Barclay St	31	15,200,000	490,323
1507	\$809,626,500	\$537,244	

* Sold by The Goodman Team

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Burnaby			
6660 Telford Ave	47	\$14,700,000	\$312,766
6649 Burlington Ave (DS)	8	3,800,000	475,000
6868 Arcola St	7	1,655,000	236,429
4424 Pender St	29	9,694,000	334,276
366 Howard Ave	45	12,375,000	275,000
* 4651 & 4663 Hastings St (MU)	13	6,750,000	519,231
7262 Curtis St (DS, RH)	13	1,800,000	138,462
* 7312 Magnolia Terrace (MU)	15	6,000,000	400,000
177	\$56,774,000	\$320,757	
Coquitlam			
1160 Inlet St (DS, TH, ST)	36	\$34,551,360	\$959,760
1184 Inlet St (DS, TH, ST)	17	22,350,000	1,314,706
53	\$56,901,360	\$1,073,611	
Port Coquitlam			
2232 McAllister (MU)	73	\$18,220,000	\$249,589
2209 Atkins	10	2,850,000	285,000
83	\$21,070,000	\$253,855	
Delta			
8507 120th St (DS)	70	\$19,500,000	\$278,571
4650 Evergreen Ln	14	\$2,740,000	\$195,714
4552 Evergreen Ln	14	\$2,920,000	\$208,571
4586 Evergreen Ln	17	\$3,530,000	\$207,647
115	\$28,690,000	\$249,478	
Langley			
20709 Eastleigh Cres (DS, TH)	7	\$4,100,000	\$585,714
21755 61A Ave (TH)	8	2,750,000	343,750
15	\$6,850,000	\$456,667	
Maple Ridge			
22334 117 Ave (MU)	37	\$8,625,000	\$233,108
11872 Laity St	12	2,800,000	233,333
22337 Lougheed Hwy (MU)	10	3,165,000	316,500
22325 St Anne Ave	66	22,160,000	335,758
125	\$36,750,000	\$294,000	
Mission			
7365 Alder St	8	\$1,400,000	\$175,000
32846 E 14th Ave	30	3,940,000	131,333
7581 Cedar St (ST)	21	3,454,000	164,476
59	\$8,794,000	\$149,051	
New Westminister			
818 Twelfth St (MU)	7	\$3,950,000	\$564,286
65 First St (ST, DS)	61	22,735,920	372,720
1205 - 1207 Fourth St	33	6,600,000	200,000
716 Columbia St (MU)	8	2,565,000	320,625
377 Hospital St	5	2,365,000	473,000
520 Eighth St (SP)	56	16,150,000	288,393
331 Eighth St	6	2,000,000	333,333
176	\$56,365,920	\$320,261	
North Vancouver			
1629 St Georges Ave	22	\$10,800,000	\$490,909
215 E 16th St (DS)	25	10,750,000	430,000
235 E 16th St (DS)	17	7,675,000	451,471
1540 St. Georges Ave (DS)	18	8,950,000	497,222
154 E 18th St (NC, HR, SP)	96	52,900,000	551,042
143 E 21st St (NC, MR, SP)	99	55,500,000	560,606
145 E 4th St (DS)	11		
153 E 4th St (DS)	11	9,600,000	436,364
2832 Capilano Rd (ST)	14	9,500,000	678,571
165 E 19th St	14	5,700,000	407,143
380 E 1st St (DS)	20	10,700,000	535,000
201 W 1st St (MU)	30	19,900,000	663,333
1612 St. Georges Ave (DS)	26	10,350,000	398,077
118 W 18th St	21	7,850,000	373,810
* 2670 Library Lane (NC)	75	54,450,000	726,000
3050 Baird (DS/TH)	32	31,995,250	999,852
531	\$306,620,250	\$577,439	
Richmond			
* 14000 & 14088 Riverport Way	135	\$45,465,000	\$336,778
12040 2nd Ave (ST)	7	4,200,000	600,000
142	\$49,665,000	\$349,754	
Surrey			
13301 104 Ave (DS)	156	\$98,600,000	\$632,051
West Vancouver			
425 6th St (SP)	16	\$11,880,000	\$742,500
2025 Bellevue Ave (MR)	42	24,500,000	583,333
2190 Bellevue Ave (DS)	62	41,602,000	671,000
2222 Bellevue Ave (DS)	100	101,300,000	1,013,000
220	\$179,282,000	\$814,918	
White Rock			
1455 Fir St	58	\$12,800,000	\$220,690
15281 Royal Ave	21	6,300,000	300,000
1430 Blackwood St	15	3,700,000	246,667
94	\$22,800,000	\$242,553	

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
- (RH) Rooming house
- (IF) Infill

The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Goodman Commercial Inc. This is not intended to solicit properties already listed for sale with another agent.

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