

Apartment Building Sales | Metro Vancouver

January 1, 2023 – June 30, 2023

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)			
** 706 E 57th Ave (NC)	95	\$51,000,000	\$536,842
2624 Franklin St	6	1,999,000	333,167
137 East 16th Ave	8	3,000,000	375,000
919 E Broadway	11	5,060,000	460,000
112 Nanaimo St	14	4,550,000	325,000
* 1530 Graveley St	40	11,100,000	277,500
7984 Knight St	12	3,300,000	275,000
	186	\$80,009,000	\$430,156

Vancouver (Kerrisdale)			
* 1990 W 41st Ave	20	\$9,400,000	\$470,000
	20	\$9,400,000	\$470,000

Vancouver (Kitsilano)			
1987 Cornwall Ave	7	\$3,200,000	\$457,143
* 2295 W 1st Ave	12	5,600,000	466,667
* 2291 W 1st Ave	12	5,750,000	479,167
1875 Maple St	11	4,610,000	419,091
	42	\$19,160,000	\$456,190

Vancouver (South Granville)			
1126 W 11th Ave (ST)	10	5,702,500	\$570,250
3755 Cambie St	12	7,625,000	635,417
	22	\$13,327,500	\$605,795

Vancouver (Marpole)			
8679 Montcalm St	9	\$3,150,000	\$350,000
8938 Montcalm St	20	5,843,500	292,175
1520 Avery Ave (ST)	8	6,150,000	768,750
1330 W 71st Ave	23	6,700,000	291,304
8741 Cartier St	10	4,200,000	420,000
	70	\$26,043,500	\$372,050

Vancouver (West End)			
* 1065 Pacific St (DS)	30	\$14,000,000	\$466,667
1305 Jervis St	23	8,750,000	380,435
	53	\$22,750,000	\$429,245

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Coquitlam			
717 Como Lake Ave (NC, SP)	59	\$29,250,000	\$495,763
1145 Inlet Street (DS, TH, ST)	113	111,196,000	984,035
	172	\$140,446,000	\$816,547

Delta			
11944 92nd Ave (TH, ST, DS)	34	\$23,683,074	\$696,561
	34	\$23,683,074	\$696,561
Langley			
5400 204 St (DS)	34	\$8,500,000	\$250,000
20449 Park Ave (NC, SP)	93	53,700,000	577,419
5335 200A St (NC)	92	51,115,000	555,598
	219	\$113,315,000	\$517,420

Maple Ridge			
11926 222 St (SP)	43	\$7,700,000	\$179,070
	43	\$7,700,000	\$179,070

Mission			
33368 1st Ave	15	\$2,640,000	\$176,000
	15	\$2,640,000	\$176,000

New Westminster			
** 230 Eighth St	18	\$4,380,000	\$243,333
	18	\$4,380,000	\$243,333

North Vancouver			
1630 Chesterfield (SP)	11	\$4,000,000	\$363,636
130 West 12th St	33	16,750,000	507,576
	44	\$20,750,000	\$471,591

Port Coquitlam			
3481 Sefton St	7	\$2,500,000	\$357,143
	7	\$2,500,000	\$357,143

Surrey			
2151 151A St (ST, SP)	34	14,900,000	\$438,235
2566 154 St (DS, TH, CO)	58	15,500,000	267,241
	92	\$30,400,000	\$330,435

White Rock			
1233 Best St	11	\$3,200,000	\$290,909
1321 Foster St	30	7,775,000	259,167
	41	\$10,975,000	\$267,683

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

* Sold by Goodman Commercial Inc.

** December 2022 sale

Goodman:

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Goodman Commercial Inc.

Greater Vancouver's authority on apartment buildings and development sites.

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