

Apartment Building Sales | Metro Vancouver

January 1, 2024 – May 10, 2024

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)			
2325 Glen Dr	12	\$5,600,000	\$466,667
3333 Commercial Dr	20	TBA	TBA
2164 Wall St	8	2,800,000	350,000
* 2275 Oxford St	42	12,000,000	285,714
3588 Hull St	68	65,000,000	955,882
	150	TBA	TBA

Vancouver (Kerrisdale)

Vancouver (Kitsilano)

2110 W 5th Ave (DS)	28	\$20,000,000	\$714,286
1960 W 7th Ave (DS)	35	23,000,000	657,143
2175 W 7th Ave (DS)	35	26,000,000	742,857
	98	\$69,000,000	\$704,082

Vancouver (South Granville)

3939 Cambie St (SP)	18	\$9,150,000	\$508,333
2772 Spruce St	19	9,800,000	515,789
	37	\$18,950,000	\$512,162

Vancouver (Marpole)

1350 W 70th Ave (ST)	21	\$6,900,000	\$328,571
8725 Oak St (DS)	29	6,350,000	218,966
	50	\$13,250,000	\$265,000

Vancouver (West End)

* 1925 Nelson St	21	\$8,100,000	\$385,714
1235 Nelson St	42	TBA	TBA
	63	TBA	TBA

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Burnaby			
4214 Maywood St	11		
4232 Maywood St	10	\$26,000,000	\$666,667
4250 Maywood St	18		
5715 Jersey Ave (DS, ST)	101	TBA	TBA
7268 Balmoral St	56	16,240,000	290,000
* 3940 Pender St	41	11,950,000	291,463
6730 Sussex	10	2,850,000	285,000
	247	TBA	TBA

Coquitlam

2860-80 Packard Ave	169	\$37,985,915	\$224,769
2865-85 Packard Ave	121	49,014,085	405,075
	290	\$87,000,000	\$300,000

Langley

5374 203rd St (ST)	54		
5375 204th St (ST)	54	\$35,000,000	\$324,074
	108	\$35,000,000	\$324,074

Maple Ridge

22422 North Ave	25	\$4,823,000	\$192,920
	25	\$4,823,000	\$192,920

Mission

33333 12th Ave (DS)	59	\$6,958,000	\$117,932
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New Westminister

102/120 Agnes St (HR)	161	\$50,000,000	\$310,559
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North Vancouver

1923 Purcell Way (SP)	90	TBA	TBA
255 W 2nd St (DS)	35	11,000,000	314,286
165 West 6th St	35	13,000,000	371,429
	160	TBA	TBA

Richmond

10020 Dunoon Dr (St)	69	\$30,000,000	\$434,783
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White Rock

15791 Marine Drive	9	\$6,840,000	\$760,000
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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 2023 sale

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Goodman Commercial Inc.

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

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