

For apartment owners

## Apartment Building Sales | Metro Vancouver

January 1, 2024 – September 3, 2024

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
<b>Vancouver (Eastside)</b>			
2325 Glen Dr (SP)	12	\$5,600,000	\$466,667
3333 Commercial Dr	20	7,375,000	368,750
2164 Wall St	8	2,800,000	350,000
* 2275 Oxford St	42	12,000,000	285,714
3588 Hull St (NC) (TH)	68	65,000,000	955,882
188 E Woodstock Ave (NC)	47	38,500,000	819,149
2224 Trinity St	10	3,100,000	310,000
342 N Garden Dr	12	3,680,000	306,667
3603-3611 Commercial St (MU)	13	7,412,000	570,154
	<b>232</b>	<b>\$145,467,000</b>	<b>\$627,013</b>

### Vancouver (Kerrisdale)

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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
2011 York Ave	10	4,900,000	490,000
* 1000 Cypress St (DS, TH)	8	12,800,000	1,600,000
1987 Cornwall Ave	7	4,300,000	614,286
2260 W 2nd Ave (DS)	29	21,000,000	724,138
2170 W 1st Ave (DS)	30	22,500,000	750,000
2158 W 1st Ave (DS)	7	5,850,000	835,714
	<b>189</b>	<b>\$140,350,000</b>	<b>\$742,593</b>

### Vancouver (South Granville)

2772 Spruce St (DS)	19	\$9,800,000	\$515,789
1065 West 12th Ave (DS)	20	14,797,750	739,888
1465 W 14th Ave	14	6,100,000	435,714
2664 Birch St	8	TBA	TBA
	<b>61</b>	<b>TBA</b>	<b>TBA</b>

### Vancouver (Marpole)

1350 W 70th Ave (ST)	21	\$6,900,000	\$328,571
8725 Oak St (DS)	29	6,350,000	218,966
8820 Cartier St	24	7,488,000	312,000
911 West 71st Ave	8	2,735,000	341,875
8732 Granville St	10	2,800,000	280,000
8588 Cornish (AP)	23	9,375,000	407,609
8475 Granville (AP)	8	3,125,000	390,625
	<b>123</b>	<b>\$38,773,000</b>	<b>\$315,228</b>

### Vancouver (West End)

* 1925 Nelson St	21	\$8,100,000	\$385,714
1235 Nelson St	42	17,435,000	415,119
* 1846 Nelson St (HR)	43	20,450,000	475,581
1280 Haro St (HR)	66	TBA	TBA
1275 Pacific St (HR)	119	TBA	TBA
1770 Pendrell St (HR)	173	137,000,000	791,908
1051 Broughton St (HR, SP, EST)	186	125,000,000	672,043
1045 Haro St (MU, HR, DS, SP)	165	TBA	TBA
	<b>815</b>	<b>TBA</b>	<b>TBA</b>

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
<b>Burnaby</b>			
* 6677 Silver Ave (DS)	27	Price confidential	
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
5777 Willingdon Ave (SP, DS)	65	38,000,000	441,860
4475 Grange St (SP, DS)	21		
6435 Royal Oak Ave	47	15,650,000	332,979
8357 10th Ave (SP)			
8350 11th Ave (SP)	79	33,000,000	417,722
8353 11th Ave (SP)			
	<b>346</b>	<b>TBA</b>	<b>TBA</b>

### Coquitlam

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

### Langley

5374 203rd St (ST)	54	\$16,465,000	\$304,907
5375 204th St (ST)	54	18,535,000	343,241
5440 201A St (ST, DS)	27	15,000,000	555,556
	<b>135</b>	<b>\$50,000,000</b>	<b>\$370,370</b>

### Maple Ridge

22422 North Ave	25	\$3,749,975	\$149,999
20834 Dewdney Trunk Rd (TH)	44	18,500,000	420,455
	<b>69</b>	<b>\$22,249,975</b>	<b>\$322,463</b>

### Mission

33333 12th Ave (DS)	59	\$6,958,000	\$117,932
32995 1st Ave	15	1,185,000	79,000
	<b>74</b>	<b>\$8,143,000</b>	<b>\$110,041</b>

### New Westminister

102/120 Agnes St (HR)	161	\$50,000,000	\$310,559
228 Manitoba St	9	2,530,000	281,111
115 Second St	10	3,400,000	340,000
* 408 E Columbia St (NC, AP)	72	29,500,000	409,722
629 Twelfth St	14	2,650,000	189,286
220 Manitoba St	18	TBA	TBA
634 Twelfth St	14	TBA	TBA
610 Blackford St	29	7,770,000	267,931
	<b>327</b>	<b>TBA</b>	<b>TBA</b>

### North Vancouver

1923 Purcell Way (SP)	90	45,000,000	500,000
255 W 2nd St (DS)	35	11,000,000	314,286
165 West 6th St	35	13,000,000	371,429
115 E 18th St	11	4,220,000	383,636
2540-2590 Lonsdale Ave (NC)	64	42,200,000	659,375
	<b>235</b>	<b>\$115,420,000</b>	<b>\$491,149</b>

### Richmond

10020 Dunoon Dr (ST)	68	\$30,000,000	\$441,176
3891 Chatham St (MU)	18	6,800,000	377,778
	<b>86</b>	<b>\$36,800,000</b>	<b>\$427,907</b>

### Surrey

5733 176 St (MU)	8	\$2,115,000	\$264,375
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### White Rock

15791 Marine Drive (MU)	9	\$6,840,000	\$760,000
15474 Victoria Ave	7	2,560,000	365,714
	<b>16</b>	<b>\$9,400,000</b>	<b>\$587,500</b>

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
- (AP) Airspace parcel

\* Sold by Goodman Commercial Inc.

\*\* December 2023 sale

## Goodman:

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**Goodman Commercial Inc.**

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

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