

For apartment owners

Apartment Building Sales | Metro Vancouver

January 1, 2024 – December 31, 2024

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)			
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
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, DS)	13	7,412,000	570,154
388 Slocan St (NC, MU, AP)	70	54,600,000	780,000
3588 Hull St (NC, TH)	68	65,000,000	955,882
354 E 10th (MU, DS)	14	8,380,000	598,571
	316	\$208,447,000	\$659,642

Vancouver (Kerrisdale)			
5454 Balsam St	33	\$14,690,000	\$445,152

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
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
2070 Cornwall Ave	35	14,000,000	400,000
2170 W 1st Ave (DS)	30	22,500,000	750,000
2230 W 3rd Ave (SP)	14	5,400,000	385,714
2226 W 8th Ave (DS)	35	19,088,580	545,388
3805 W 4th (AP)	6	2,350,000	391,667
1919 W 8th Ave	20	7,500,000	375,000
	292	\$182,838,580	\$626,160

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	4,125,000	515,625
1055 W 10th Ave	12	4,500,000	375,000
* 1076 W 11th Ave (ST)	10	5,300,000	530,000
2812 Yukon St	8	4,055,000	506,875
	91	\$48,677,750	\$534,920

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 W 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
8690 Montcalm St (St)	12	3,975,000	331,250
1125 W 71st Ave (SP)	8		
1157 W 71st Ave (SP)	11	5,600,000	294,737
* 8630 Osler St	21	6,000,000	285,714
	175	\$54,348,000	\$310,560

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
1754-1770 Pendrell St (NC, HR, SP)	173	137,000,000	791,908
* 2060 Comox St (HR)	41	18,500,000	451,220
1051 Broughton St (NC, HR, SP, EST)	186	125,000,000	672,043
1045 Haro St (MU, MR, DS, SP)	165	85,000,000	515,152
** 1661 Davie St (NC, HR, AP, SP)	330	133,000,000	806,061
1068 Burnaby St (DS, SP)	41	57,000,000	1,390,244
	1042	\$601,485,000	\$685,844

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Burnaby			
* 6677 Silver Ave (DS)	27	22,000,000	814,815
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		
4475 Grange St (SP, DS)	21	38,000,000	441,860
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)			
	346	\$139,690,000	\$403,728

Coquitlam			
2860-80 Packard Ave	169	\$37,985,915	\$224,769
2865-85 Packard Ave	121	49,014,085	405,075
201 Laval St	25	7,050,000	282,000
1180 Lansdowne Dr	106	30,000,000	283,019
	421	\$124,050,000	\$294,656

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, TH, DS)	27	15,000,000	555,556
	135	\$50,000,000	\$370,370

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

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

New Westminster			
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
608 Tenth St	11	3,300,000	300,000
815 Fifth Ave	61	17,000,000	278,689
610 Blackford St (SP)	29	7,770,000	267,931
220 Manitoba St	18	3,820,000	212,222
634 Twelfth St	14	3,610,000	257,857
411 Third Ave, New Westminster	11	4,300,000	390,909
540 Thirteenth St	13	2,300,000	176,923
	423	\$130,180,000	\$307,754

North Vancouver			
1923 Purcell Way (SP)	90	45,000,000	500,000
255 W 2nd St (DS)	35	11,000,000	314,286
165 W 6th St	35	13,000,000	371,429
115 E 18th St	11	4,220,000	383,636
2540-2590 Lonsdale Ave (NC, SP)	64	42,200,000	659,375
** 65 Chesterfield Ave (SP, NC, MU, MR)	79	29,000,000	734,177
	314	\$144,420,000	\$526,120

Port Moody			
2513 St. Johns St (MU)	7	\$3,810,000	\$544,286

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

Surrey			
5733 176 St (MU)	8	\$2,115,000	\$264,375

White Rock			
15791 Marine Drive (MU)	9	\$4,940,000	\$548,889
15474 Victoria Ave	7	2,560,000	365,714
	16	\$7,500,000	\$468,750

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

** 50% interest sale. Price per unit is adjusted based on a 100% interest.

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Goodman Commercial Inc.

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

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