

For apartment owners

Apartment Building Sales | Metro Vancouver

January 1, 2025 – June 30, 2025

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)			
2254 McGill St	35	\$11,200,000	\$320,000
4320-4330 Slocan St (MU,SP)	43	18,200,000	423,256
522 E 43rd Ave	10	2,800,000	280,000
* 2575 Windsor St	20	6,600,000	330,000
* 3223 Findlay St	12	3,350,000	279,167
707 East 21st Ave	7	2,425,000	346,429
* 1794 Frances St	8	2,650,000	331,250
* 1209 Woodland St	6	4,020,000	670,000
* 1909 Charles St (NC)	9	3,800,000	422,222
444 Kootenay St (NC, MU, HR, SP)	97	58,000,000	597,938
435 Boundary Rd (NC, MU, HR, SP)	121	74,250,000	613,636
388 Kaslo St (EST, NC, MU, SP)	99	60,000,000	606,061
	467	\$247,295,000	\$529,540

Vancouver (Kitsilano)			
2526 W 4th Ave	6	\$2,950,000	\$491,667
3123 & 3137 W Broadway (MU, ST, NC)	44	45,149,998	1,026,136
1926 Balsam St (DS)	9	7,200,000	800,000
2212-2220 West Broadway (MU, ST)	9	8,400,000	933,333
2158 W 1st Ave (DS)	7	6,000,000	857,143
2425 W Broadway	9	3,500,000	388,889
2023-2029 W 4th Ave (MU, ST)	11	6,100,000	554,545
	95	\$79,299,998	\$834,737

Vancouver (South Granville)			
3263 Oak St	11	\$3,400,000	\$309,091
1126 W 13th Ave	10	3,600,000	360,000
1645 W 12th Ave	13	5,850,000	450,000
	34	\$12,850,000	\$377,941

Vancouver (Marpole)			
8787 Fremlin St	39	\$11,650,000	\$298,718

Vancouver (West End)			
1280 Haro St (HR)	66	\$27,700,000	\$419,697
1021 Burnaby St (ST, NC)	21	15,350,000	730,952
1315 Broughton St	37	14,753,018	398,730
	124	\$57,803,018	\$466,153

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Burnaby			
7448 14th Ave	68	\$15,750,000	\$231,618
7466 14th Ave			
Mission			
33230 2nd Avenue (NC, HR)	92	33,750,000	366,848
North Vancouver			
** 126 E 21st St (SP, NC, MU)	116	\$52,960,000	\$913,103
Richmond			
8660 Westminster Hwy	45	\$13,900,000	\$308,889
6451 Minoru Blvd (EST, DS, SP)	42	12,000,000	285,714
	87	\$25,900,000	\$297,701

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 reflects actual transaction value.

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.