

Goodman:

**FOR SALE**



**26-SUITE MOUNT PLEASANT APARTMENT BUILDING – LARGE CORNER LOT ONLY ONE BLOCK EAST OF MAIN STREET**

**GEO-ANN APARTMENTS**  
**310 EAST 13TH AVENUE, VANCOUVER**

**Mark Goodman**  
Personal Real Estate Corporation  
Direct 604 714 4790  
mark@goodmanreport.com

**Cynthia Jagger**  
Personal Real Estate Corporation  
Direct 604 912 9018  
cynthia@goodmanreport.com

**Greater Vancouver's authority  
on selling apartment buildings  
and development sites**  
www.goodmanreport.com



# GEO-ANN APARTMENTS

<b>Address</b>	310 East 13th Avenue, Vancouver
<b>PIDs</b>	011-893-265, 011-893-249
<b>Legal</b>	Lots 1 & 2 Block 112 District Lot 301 Plan 187
<b>Year built</b>	1960
<b>Zoning</b>	RM-4 Multiple Family Dwelling
<b>Lot size</b>	99' x 122' (12,078 SF)
<b>Parking</b>	12 stalls
<b>Taxes (2020)</b>	\$27,079
<b>Units</b>	26

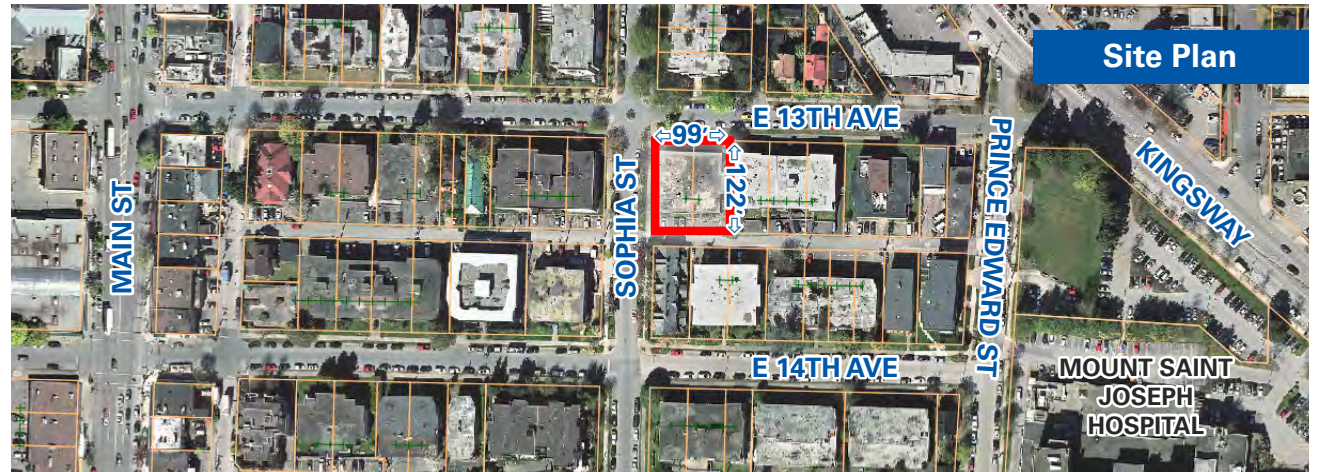
## SUITE MIX

	Units	Avg. rent (\$)
Bachelor	1	\$990
1 bedroom	22	\$1,176
2 bedroom	3	\$1,632
<b>Total</b>	<b>26</b>	

## INCOME & EXPENSES

Gross income	\$391,884
Vacancy (0.5%)	(1,959)
Effective gross income	\$389,925
Operating expenses	(114,588)
Net operating income	\$275,336

<b>Price</b>	<b>\$10,800,000</b>
<b>Price/Unit</b>	<b>\$415,385</b>
<b>Cap Rate</b>	<b>2.5%</b>
<b>GIM</b>	<b>27.7</b>



## LOCATION

The subject property is located on the northeast corner of East 13th and Sophia Street, only block east of Main Street in Vancouver's Mount Pleasant neighbourhood.

### Culture and Entertainment

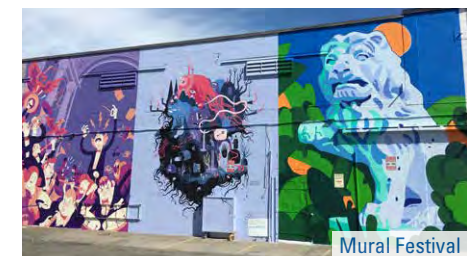
Mount Pleasant is one of Vancouver's oldest neighbourhoods with a rich history. It is a vibrant area known for its artistic stores, heritage buildings, and arts-focused festivals. Annual community events include The Drift Art on Main Street, Music on Main, the Autumn Shift Festival, and Car Free Vancouver Day Festival. The area is popular with first-time homebuyers, urban professionals, and families.

### Transportation

Major transportation routes in a north/south direction are along Cambie and Main Streets, Kingsway and Fraser Street, with east/west travel provided by Broadway, E 12th and E 16th Avenue. It's approximately 10 minutes to Downtown, beaches, and 16 minutes to UBC.

### Amenities

A sampling of the amenities within walking distance to the subject property include the Center Point Mall, Heritage Hall, Canada Post, G&F Financial Group, Pharmasave, Save-On-Foods, and a variety of restaurants and cafes.



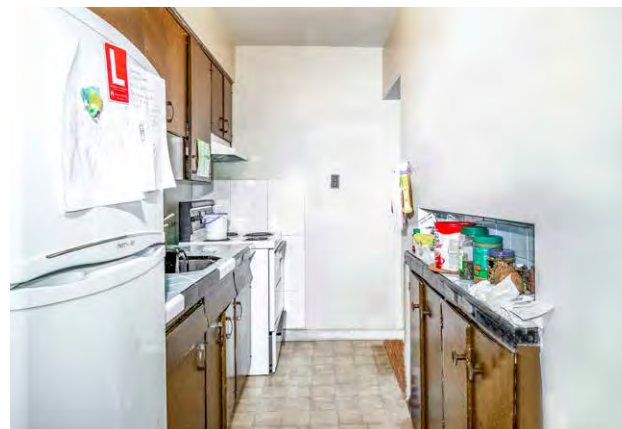


# 310 EAST 13TH AVENUE, VANCOUVER

## OVERVIEW

**Prime Mount Pleasant location!** Geo-Ann Apartments is a 26-suite three-storey rental apartment building located in Vancouver's trendy Mount Pleasant neighbourhood, only one short block to a wide range of amenities, cafes and bus transportation on Main Street.

Constructed in 1960, the building is improved on a large 12,078 SF corner lot and features a suite mix of 1 bachelor, 22 one-bedrooms and 3 two-bedroom units. The building offers storage lockers for all tenants, a bicycle room, two sets of leased washer/dryers and surface parking for 12 cars in the rear. Some upgrades include a new Super Hot furnace and hot & cold plumbing lines (2002) and a recent exterior paint. Significant rental upside on suite turnover.





# Goodman:



## TRAVEL TIMES

- 10 minutes to Downtown Vancouver
- 16 minutes to the UBC
- 20 minutes to YVR Airport

**David Goodman**  
Direct 604 714 4778  
david@goodmanreport.com

**Mark Goodman**  
Personal Real Estate Corporation  
Direct 604 714 4790  
mark@goodmanreport.com

**Cynthia Jagger**  
Personal Real Estate Corporation  
Direct 604 912 9018  
cynthia@goodmanreport.com

**Goodman Commercial Inc.**  
Greater Vancouver's authority on selling  
apartment buildings and development sites  
goodmanreport.com