

Goodman:

FOR SALE



13-SUITE SOUTH BURNABY APARTMENT BUILDING – 3 BLOCKS TO HIGHGATE VILLAGE SHOPPING CENTRE

DOGWOOD APARTMENTS
6831 ARCOLA STREET, BURNABY

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DOGWOOD APARTMENTS

Address	6831 Arcola Street, Burnaby
PID	010-404-091
Legal	Lot "K" District Lot 96 Group 1 New Westminster District Plan 18681
Year built	1958
Zoning	RM3
Lot size	100' x 120' (12,000 SF)
Parking	8 surface stalls
Taxes	\$19,340
Units	13

SUITE MIX

	Units	Avg. rent (\$)	Avg. size (SF)
Studio	2	\$764	400 SF
1 bedroom	7	\$861	711 SF
2 bedroom	4	\$946	938 SF
Total	13		

INCOME & EXPENSES

Gross income	\$139,104
Vacancy (0.5%)	(696)
Effective gross income	\$138,408
Operating expenses	(43,338)
Net operating income	\$95,070

Price	\$3,800,000
Price/Unit	\$292,308
Cap Rate	2.5%
GIM	27.5



OVERVIEW

Dogwood Apartments is a 13-suite two-storey building improved on a large 12,000 SF lot. Built in 1958 of wood-frame construction, the property comprises a suite mix of 2 bachelors, 7 one-bedrooms and 4 two-bedrooms and features 12 full size storage lockers, laundry facilities (1 washer/1 dryer) and 8 surface parking stalls. Some upgrades include a new roof (2006) and re-piping (1995). A recent Stage 1 Environmental Report does not recommend any further investigation.



This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and completeness independently.

6831 ARCOLA STREET, BURNABY

LOCATION

Dogwood Apartments is located in South Burnaby on the north side of Arcola Street, one block north of Kingsway in the heart of the Highgate Town Centre. Only 3 blocks to Highgate Shopping Centre and walking distance to Edmonds Community Centre, restaurants, transit and various amenities. Only a 12-minute walk to the Edmonds SkyTrain Station and a 5-minute drive to Metrotown Mall.



Highgate Village



Edmonds Community Centre




Edmonds Skytrain Station



Goodman:



 12 minutes to Edmonds Station

 5 minutes to Highgate Village

TRAVEL TIMES

- 3 minutes to Edmonds Community Center
- 5 minutes to Metropolis at Metrotown
- 16 minutes to SFU

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