

Apartment Building Sales | Greater Vancouver

January 1st to December 31st, 2016

ADDRESS	SUITES	PRICE (\$)	\$/UNIT	ADDRESS	SUITES	PRICE (\$)	\$/UNIT
Vancouver (Eastside)				Vancouver (Marpole)			
396 E. 2nd Ave	53	\$12,680,000	\$239,245	8635 Hudson St	23	\$5,600,000	\$243,478
206 E. 49th Ave (MU)	18	5,100,000	283,333	8615 Laurel St	26	6,250,000	240,385
7883 Knight St	13	2,598,000	199,846	8676 Oak St	9	3,950,000	438,889
938 E. Broadway	10	2,780,000	278,000	8709 Cartier St	6	2,020,000	336,667
234 E. 14th Ave	22	7,900,000	359,091	8619 Cartier St	8	3,900,000	487,500
234 N. Templeton Dr (ST)	6	2,050,000	341,667	* 8685 Osler St	13	4,400,000	338,462
2381 Trinity St	12	2,750,000	229,167	8636 Oak St (DS)	6	3,550,000	591,667
243 E. 13th Ave	11	4,600,000	418,182	8615 Laurel St (DS) (resold)	26	7,800,000	300,000
3528 E. Hastings St (MU)	9	3,100,000	344,444	8650 Osler St	26	7,700,000	296,154
53 E. 13th Ave	8	3,200,000	400,000	8619 Cartier St (resold)	9	4,600,000	511,111
* 418 E. 44th Ave	16	4,950,000	309,375	8680 Montcalm St	12	4,000,000	333,333
833 E. Broadway	11	3,950,000	359,091	1440 W. 71st St	10	3,808,000	380,800
117 E. 15th Ave	10	2,500,000	250,000	1520 Avery St (NC, ST)	8	6,380,000	797,500
4899 Quebec St	7	2,250,000	321,429		182	\$63,958,000	\$351,418
1727 William St	10	2,475,000	247,500	Vancouver (South Granville)			
* 1122 Commercial Dr (MU)	6	3,120,000	520,000	* 1190 W. 10th Ave	35	\$12,000,000	\$342,857
1130 E. Broadway	29	7,500,000	258,621	1009 W. 10th Ave	41	12,850,000	313,415
1574 Kingsway (MU)	10	2,500,000	250,000	1750 W. 13th Ave	47	18,100,000	385,106
1837 Adanac St (TH)	7	3,150,000	450,000	2224 Alberta St	12	4,550,000	379,167
1580-98 Kingsway (MU)	11	3,900,000	354,545	* 1557 W. 12th Ave	10	7,000,000	700,000
1957 E. 3rd Ave (TH)	8	3,015,000	376,875	2910 Alder St	36	12,400,000	344,444
2320 Woodland Drive (DS)	36	14,250,000	395,833	1386 W. 11th Ave	9	10,600,000	365,517
2285 Triumph St	16	4,500,000	281,250	1396 W. 11th Ave	20		
1934 Triumph St (DS)	14	2,908,600	207,757	916 W. Broadway (DS)	10	8,995,000	899,500
	353	\$107,726,600	\$305,175	1309 W. 14th Ave	23	9,688,000	421,217
Vancouver (Kerrisdale)				1666 W. 12th Ave	11	4,350,000	395,455
* 2116 W. 39th Ave	10	\$17,500,000	\$416,667	1225 W. 13th Ave	14	6,500,000	464,286
* 2150 W. 39th Ave	32			1530 W. 13th Ave	16	10,850,000	678,125
* 2105 W. 47th Ave (DS)	22	14,150,000	643,182	1395 W. 14th Ave (SP)	22	9,350,000	425,000
5615 Dunbar St (ST, MU)	10	5,980,000	598,000	* 1455 W. 8th Ave	25	7,100,000	284,000
6344 E. Boulevard (DS)	11	17,000,000	772,727	919 W. 13th Ave	38	15,500,000	407,895
6356 E. Boulevard (DS)	11			3050 Oak St	12	6,400,000	533,333
4620 Yew St (DS)	24	15,000,000	625,000		381	\$156,233,000	\$410,060
5343 Yew St	27	13,180,000	488,148	Vancouver (UBC)			
	147	\$82,810,000	\$563,333	2225 Acadia Rd (TH, DS)	18	\$36,883,500	\$1,229,450
Vancouver (Kitsilano)				5506 King Rd (TH, DS)	12		
2415 W. 4th Ave	9	\$4,600,000	\$511,111	5519 Toronto Rd (TH, DS)			
2200 W. 5th Ave	7	2,400,000	342,857		30	\$36,883,500	\$1,229,450
1875 W. 7th Ave	39	13,500,000	346,154	Vancouver (West End)			
1888 Maple St	24	8,150,000	339,583	819 Nicola St (DS)	7	\$12,800,000	\$1,828,571
1977 W. 3rd Ave						1485 Davie St (DS)	51
2425 Alma St	8	3,650,000	456,250	1606 Nelson St	13	7,200,000	553,846
2293 W. 6th Ave (TH)	6	4,500,000	750,000	1070 Barclay St (DS)	77	59,000,000	766,234
1929 W. 3rd Ave	53	19,800,000	373,585	1080 Barclay St (DS)			
3731 W. 4th Ave (DS)	13	18,000,000	486,486	1180 Broughton St (DS)	21	11,000,000	523,810
3743 W. 4th Ave (DS)						1090 Jervis St	19
1975 Alma St (DS)	13			1742 Pendrell St (SP)	23	7,680,000	333,913
2272 W. 7th Ave	20	9,000,000	450,000	1770 Davie St (MU)	61	43,000,000	704,918
* 2475 W. 1st Ave	12	6,050,000	504,167	1055 Harwood St (DS)	31	40,500,000	1,306,452
2565 Cornwall Ave	8	5,765,000	720,625	1075 Nelson St (DS)	23	68,000,000	1,333,333
* 2424 W. Broadway	10	4,300,000	430,000	1059 Nelson St (DS)			
1812 W. 7th Ave (ST)	10	3,150,000	315,000	1230 Burnaby St	23	17,250,000	383,333
	243	\$102,865,000	\$423,313	1270 Burnaby St			
				1425 Haro St	19	5,550,000	292,105
				1531 Barclay St	27	15,080,000	558,519
				1131 Barclay St	28	13,500,000	482,143
					473	\$343,560,000	\$726,342

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

* Sold by The Goodman Team

** December 2015 sale

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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.

ADDRESS	SUITES	PRICE (\$)	\$/UNIT
Burnaby			
* 7230 Elwell St	27	\$5,400,000	\$200,000
* 6947 Walker Ave	35	7,000,000	200,000
* 4680 Hastings St (MU)	13	4,500,000	346,154
6366 Cassie Ave	} 59	25,750,000	271,053
6433 McKay Ave			
6695 Dunblane (DS)	} 38	28,700,000	337,647
4971 Imperial St (DS)			
4929 Imperial St (DS)	} 10		
4909 Imperial St (DS)			
5868 Olive Ave (DS)	47	12,490,000	265,745
* 6580 Marlborough Ave (DS)	} 45	14,500,000	322,222
* 6556 Marlborough Ave (DS)			
* 6566 Marlborough Ave (DS)			
6540 Marlborough Ave	30	6,800,000	226,667
6576 Sussex Ave (DS)	8	3,525,000	440,625
4520 Beresford St (DS)	20	6,000,000	300,000
7465 14th St (DS)	10	2,900,000	290,000
6585 Sussex Ave (DS)	} 29	15,000,000	517,241
6559 Sussex Ave (DS)			
6525 Sussex Ave (DS)	} 24	18,000,000	750,000
6425 Silver Ave (DS)			
6525 Telford St (DS)	54	20,888,888	386,831
6749 Arcola St	9	2,270,000	252,222
6822 Arcola St	10	3,060,000	306,000
* 6665 Royal Oak Ave	19	5,475,000	288,158
5190 Hastings St	13	3,250,000	250,000
5336 Hastings St	33	7,300,000	221,212
4960 Bennett St (DS)	42	15,182,700	361,493
418 Gamma Ave (NC, MU)	30	17,750,000	591,667
7120 Pandora St	48	13,500,000	281,250
784		\$260,391,588	\$332,132
Coquitlam			
530 Cottonwood Ave (DS)	21	5,090,000	242,381
329 Casey St	33	5,700,000	172,727
54		\$10,790,000	\$199,815
Langley			
20689-99 Eastleigh Cres (TH)	14	\$3,197,500	\$228,393
19855 54th Ave (TH)	7	1,280,000	182,857
21		\$4,477,500	\$213,214
Maple Ridge			
11682 224th St	21	\$2,220,000	\$105,714
Mission			
33523 3rd Ave	32	\$3,598,000	\$112,438
32500 Fraser Cres	11	1,500,000	136,364
43		\$5,098,000	\$118,558

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New Westminster			
1222 Fifth St	21	\$3,180,000	\$151,429
1320 Fifth St	12	2,000,000	166,667
1024 St. Andrews St	23	3,650,000	158,696
815 Fifth St	61	8,450,000	138,525
217 Royal Ave	19	2,550,000	134,211
427 Eighth St	} 15	4,200,000	144,828
429 Eighth St			
615 Third St	29	4,450,000	153,448
204 Agnes St	14	2,848,888	203,492
53 Fourth St	10	1,875,000	187,500
311 Ash St	27	5,000,000	185,185
1210 Seventh Ave	15	2,728,000	181,867
818 Twelfth St (MU)	7	2,941,000	420,143
325 Ward St	57	11,300,000	198,246
228 Manitoba St	8	1,500,000	187,500
521 Victoria St	9	1,500,000	166,667
1321 Cariboo St	8	1,250,000	156,250
1314 Fifth Ave	16	2,575,000	160,938
460 Griffith Pl	22	3,588,000	163,091
387		\$65,585,888	\$169,473
North Vancouver			
* 240 St. Andrews Ave	19	\$7,420,000	\$390,526
226 E. 15th St	12	3,600,000	300,000
365 E. 2nd St	18	4,475,000	248,611
154 E. 18th St (DS)	31	8,996,500	290,210
170 E. 5th St	53	15,000,000 EST	283,019
** 251 Riverside Dr (DS)	58	26,840,000	462,759
* 111 W. Windsor Rd	26	7,200,000	276,923
124 W 20th St	22	6,820,000	310,000
210 E. 2nd St	} 64	24,000,000	375,000
230 E. 2nd St			
1441 St. Georges Ave (HR)	121	37,500,000	309,917
424		\$141,851,500	\$334,555
Port Coquitlam			
2066 Coquitlam Ave	12	\$2,000,000	\$166,667
2623 Burleigh Ave (ST)	115	32,000,000	278,261
127		\$34,000,000	\$267,717
Richmond			
6071 Azure Rd (DS, TH)	50	\$22,000,000	\$440,000
8251 Bennett Rd (ST)	32	\$7,100,000	\$221,875
82		\$29,100,000	\$354,878
Surrey			
13570 Hilton Rd (ST)	13	\$2,075,000	\$159,615
7760 120th St	70	10,802,977	154,328
83		\$12,877,977	\$155,156
White Rock			
1580 Everall St	57	\$10,925,000	\$191,667
1461 Foster St	20	3,750,000	187,500
1497 Martin St	21	6,950,000	330,952
98		\$21,625,000	\$220,663

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