

# FOR SALE



**8675 FREMLIN STREET**  
VANCOUVER, BC

*Pristine 18 unit Marpole  
apartment building*

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\*Personal Real Estate Corporation



SALIENT DETAILS

Address	8675 Fremlin Street, Vancouver
PID	014-246-520, 014-246-571
18 Units	1-Bachelor, 17-One Bedroom
Zoning	RM-3A
Site Size	11,000 sf (100'x110')
Building Size	6,860 sf
Year Built	1965
Construction	3 Storey Wood-Frame Walk-Up
Laundry	2 Sets of Coin-Operated Washer & Dryer
Property Taxes (2021)	\$16,513.80
Stabilized NOI	\$215,129
Cap Rate	3.07%
List Price	\$7,000,000

INVESTMENT HIGHLIGHTS



Located in Vancouver's Marpole neighbourhood within walking distance to the Canada Line Station at Marine Gateway



The 18 unit building is well situated with 100 feet of frontage presenting excellent curb appeal along a quiet tree lined street



The building has been very well maintained with numerous capital expenditures



Most suites feature excellent outdoor spaces, including patios, balconies, and a large roof-top deck, adding proven value to rents



Competitive cap rate with potential for market rent upside on continued turnover of units

VIRTUAL TOURS



Access a full 360 virtual tour of the units listed by clicking on the unit number buttons below

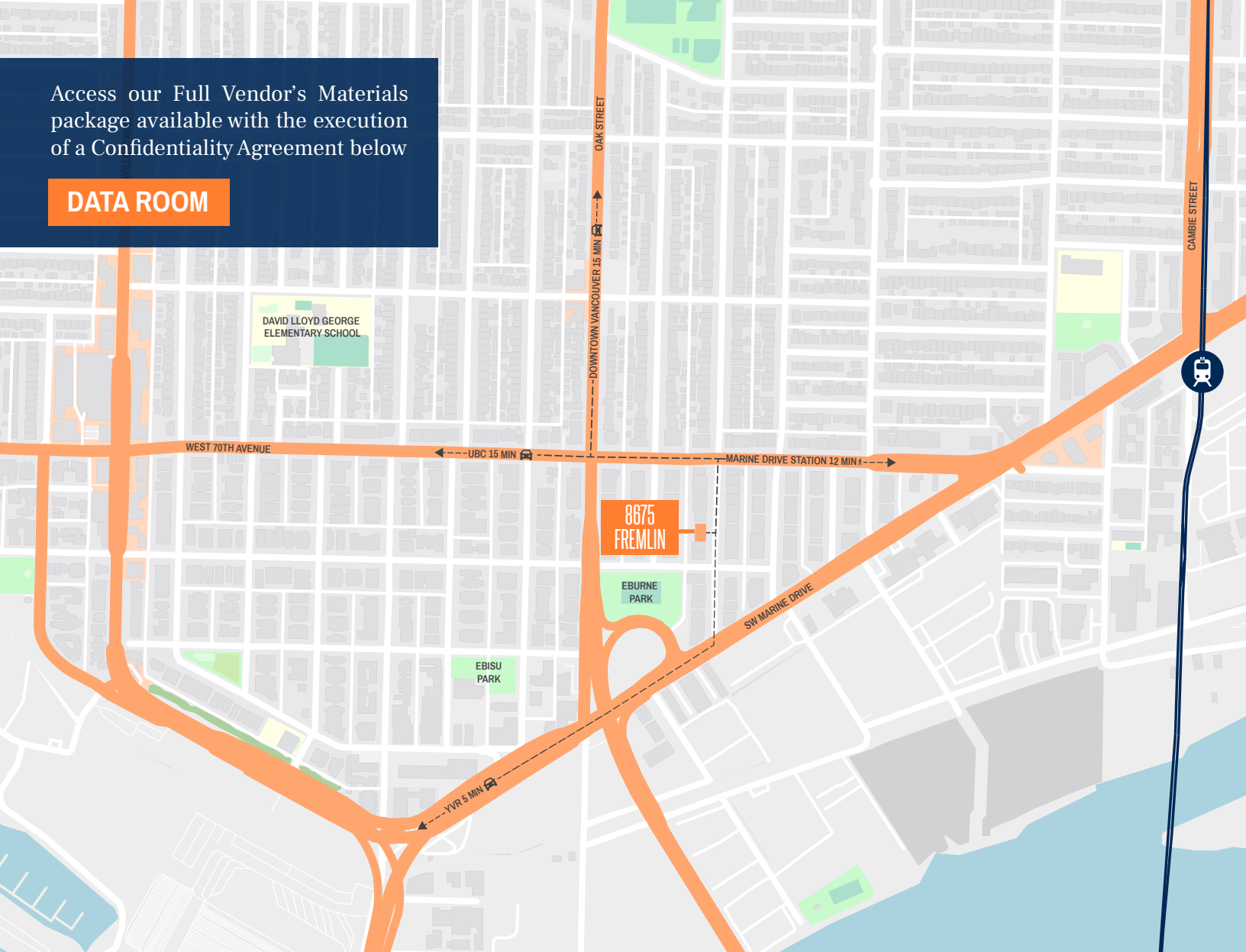
- UNIT 105
- UNIT 201
- UNIT 205





Access our Full Vendor's Materials package available with the execution of a Confidentiality Agreement below

**DATA ROOM**



## Marcus & Millichap

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