

FOR SALE

Marcus & Millichap
MCEVAY | BLAIR
MULTIFAMILY GROUP

THE ASPEN

1455 West 71st Avenue, Vancouver, BC

*A Well-Positioned Apartment Building With Opportunity
to Continue the Established Renovation Program and Add
Further Value*



SALIENT DETAILS

ADDRESS

1455 West 71st Avenue, Vancouver, BC

PID

007-730-985, 007-731-019

21 UNITS

16-1 Bedroom, 5-2 Bedroom

LOT SIZE

13,000 sf (100' x 130')

YEAR BUILT

1965

PARKING

15 Surface Level Parking Stalls (7 Covered)

STORAGE

12 Storage Lockers

CONSTRUCTION

4 Storey Walk-up Wood-Frame

LAUNDRY

2 Sets of Leased Laundry Machines

STABILIZED NOI

\$255,786

CAP RATE

3.33%

LIST PRICE

\$7,680,000

OFFERING PROCESS

Access to the online data room is available upon execution of the digital Confidentiality Agreement.

[CA & DATA ROOM](#)



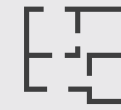
INVESTMENT HIGHLIGHTS



The Aspen presents investors the opportunity to purchase a well-positioned multifamily asset in Vancouver's Marpole neighbourhood with the opportunity to continue adding value on tenant turnover.



The building has been self-managed and well cared for over the course of ownership. Recent upgrades include new decks, balcony railings, upgraded electrical panels, and hot water tank.



Many of the suites have been recently renovated on turnover, complete with modern kitchens, bathrooms, and flooring. These suites are currently achieving above market rents, paving the way for a future owner to continue the program on tenant turnover and further bolster gross revenues.



On a large 13,000 sf lot, boasting an excellent walk score of 89, showcasing the property's terrific proximity to shops, transit, restaurants, and amenities along Granville Street.



89 | **58** | **96**
 WALK SCORE | TRANSIT SCORE | BIKE SCORE





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