

FOR SALE

**LONDON
PACIFIC**

THE PRINCE APARTMENT
1775 ADANAC STREET VANCOUVER, BC



OPPORTUNITY OVERVIEW



The subject property is a well-maintained, six-suite low-rise rental apartment building situated in the Grandview-Woodland neighbourhood, adjacent to shops and amenities on Commercial Drive.

Constructed in 1952 and located on a 5,367 SF lot (44' x 122'), the building provides stable in-place cash flow. Property is in great condition as it was thoughtfully cared for by the same ownership group for decades.

The Cultch Theatre



Bomber Brewery



The Lunch Lady

THE PRINCE

SALIENT FACTS

Address

1775 Adanac Street
Vancouver, BC

PID

015-163-580

6 Units

5 x 1 Bedroom
1 x Studio

Property size

5,367 SQFT

Gross taxes

\$7,376.74

Year constructed

1952

Designation

Grandview Northwest Apartment

Vacancies

1 vacant unit currently

Price

\$2,350,000.00



INVESTMENT HIGHLIGHTS



Delivered with strong rents allowing the purchaser ease of operation.



Located in the Grandview Woodlands Plan allowing potential future development.



Situated ideally near walkable amenities on Commerical Drive.



Exceptionally well-maintained building allowing for ease of ownership.



UNIT MIX

TYPE

One Bedroom

Studio

NO. UNITS

5

1

FINANCIAL SUMMARY

RENTAL UNIT SUMMARY

UNIT TYPE	UNIT COUNT	UNIT BREAKDOWN
1 Bedroom	1 Bedroom	83%
Studio	1 Bedroom	17%



MONTHLY RENT ROLL

SUITE	CURRENT RENT
1	\$1,925.00
2	\$1,895.00
3	\$1,925.00
4	\$1,925.00
B	*vacant
6	\$1,043.00
TOTAL	\$8,713.00



FINANCIAL SUMMARY

NOI / Unit	\$1,531.32
CAP Rate	4.25%
Price / Unit	\$374,532.00



INTERIOR GALLERY



COMMON AREAS



LOCATION

The property, is situated in Vancouver's Grandview-Woodland neighbourhood, between Commercial Drive and Victoria Drive. The location offers a quiet residential setting along one of the city's primary east-west cycling routes, with immediate access to the shops, cafés, and services along Commercial Drive. The property is within approximately a 10-minute walk (800 metres) of Commercial-Broadway SkyTrain Station, providing Expo and Millennium Line connectivity to Downtown Vancouver, Burnaby, and Surrey.

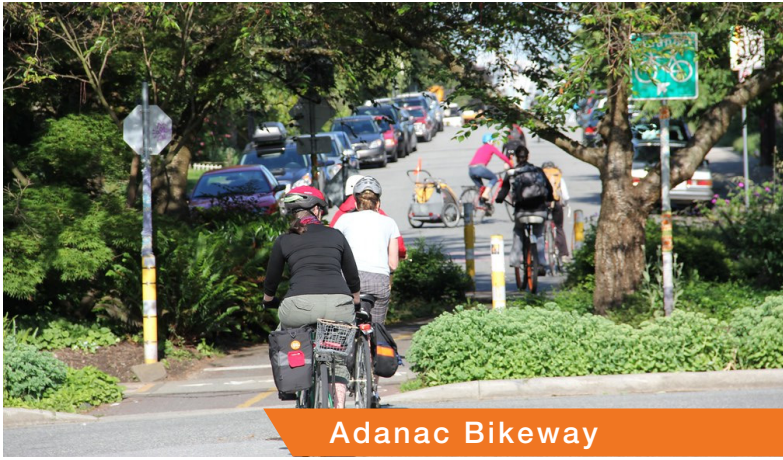
- 1 Elementary School
- 2 Bosa Foods
- 3 Pepinos Restaurant
- 4 Woodland Park
- 5 Salsbury Park
- 6 Elementary School
- 7 Mogus Fried Chicken
- 8 Lunch Lady Restaurant
- 9 Dental Office
- 10 Grandview Park
- 11 Mocktails Bar
- 12 Bakery

 SUBJECT SITE



BIKE SCORE

 90



Adanac Bikeway



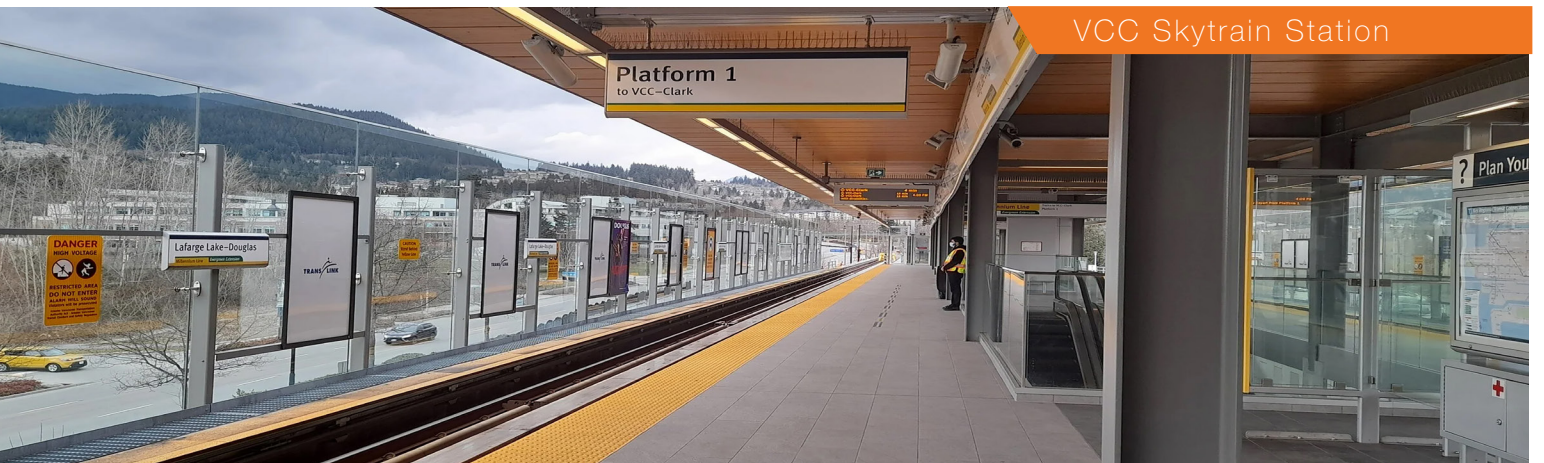
Nearby Restaurants



Commercial Drive

Grandview–Woodland is a vibrant and well-established neighbourhood known for its character homes, strong community feel, and diverse retail and dining scene. The area benefits from excellent public transit, direct cycling access to Downtown Vancouver via the Adanac Bikeway, and proximity to key arterial routes including East 1st Avenue and Clark Drive. Residents enjoy nearby parks and recreation amenities, including Grandview Park and Britannia Community Centre, as well as convenient access to local schools and everyday services.

With strong transit infrastructure, established neighbourhood amenities, and close proximity to Vancouver’s urban core, 1775 Adanac Street is positioned within one of East Vancouver’s most desirable and resilient residential markets, appealing to both end users and long-term investors alike.



VCC Skytrain Station



Contact for more information



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