

832

East Pender St

Colliers

Exceptional Strathcona Apartment Building

21 units (5 Housekeeping Units
/16 Single Room Units) SR0

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Salient Facts



Address

832 East Pender Street Vancouver, BC

Legal Description

Lot 7 Block 77 District Lot 181 Plan 196

PID

015-574-091

Site Area

3,050 SF (25 x 122 ft)

Current Zoning and SRA Bylaw

RT-3 (Duplex) | Land Use is governed by the City of Vancouver Single Room Accommodation (SRO) Bylaw No. 8733

Unit Mix

21 Units (5 Housekeeping Units & 16 SRO Units)

Gross/Net Area

5,110 SF / 3,922 SF

Current Gross Income

\$158,400 per annum

Budgeted NOI (2024)

\$122,594

Property Tax (2023)

\$5,177.76

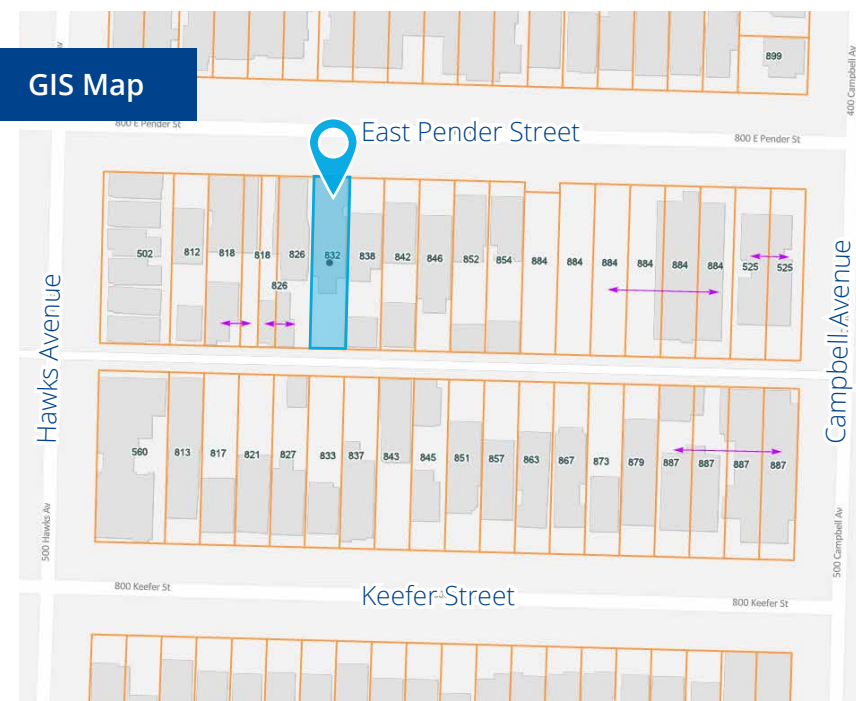
Asking Price
\$3,000,000

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The Opportunity

832 East Pender represents an opportunity to own a historic 21-unit 3-storey apartment building within Vancouver's sought-after Strathcona Neighbourhood.

Originally known as "The Young Women's Christian Association Hostel" in 1912, the building has been renovated over the years and now is ready for a new owner. With 21 units and 5,110 square feet of building area spread over 3 storeys, the building is fully sprinklered and includes a mix of housekeeping units (with kitchens) and single rooms (SRO).



Location

- The Strathcona Neighbourhood is one of Vancouver's most sought-after communities benefiting from its proximity to the Downtown CBD, the new St. Paul's Hospital and the vibrant Commercial Drive district.



Downtown Vancouver
7 minutes drive

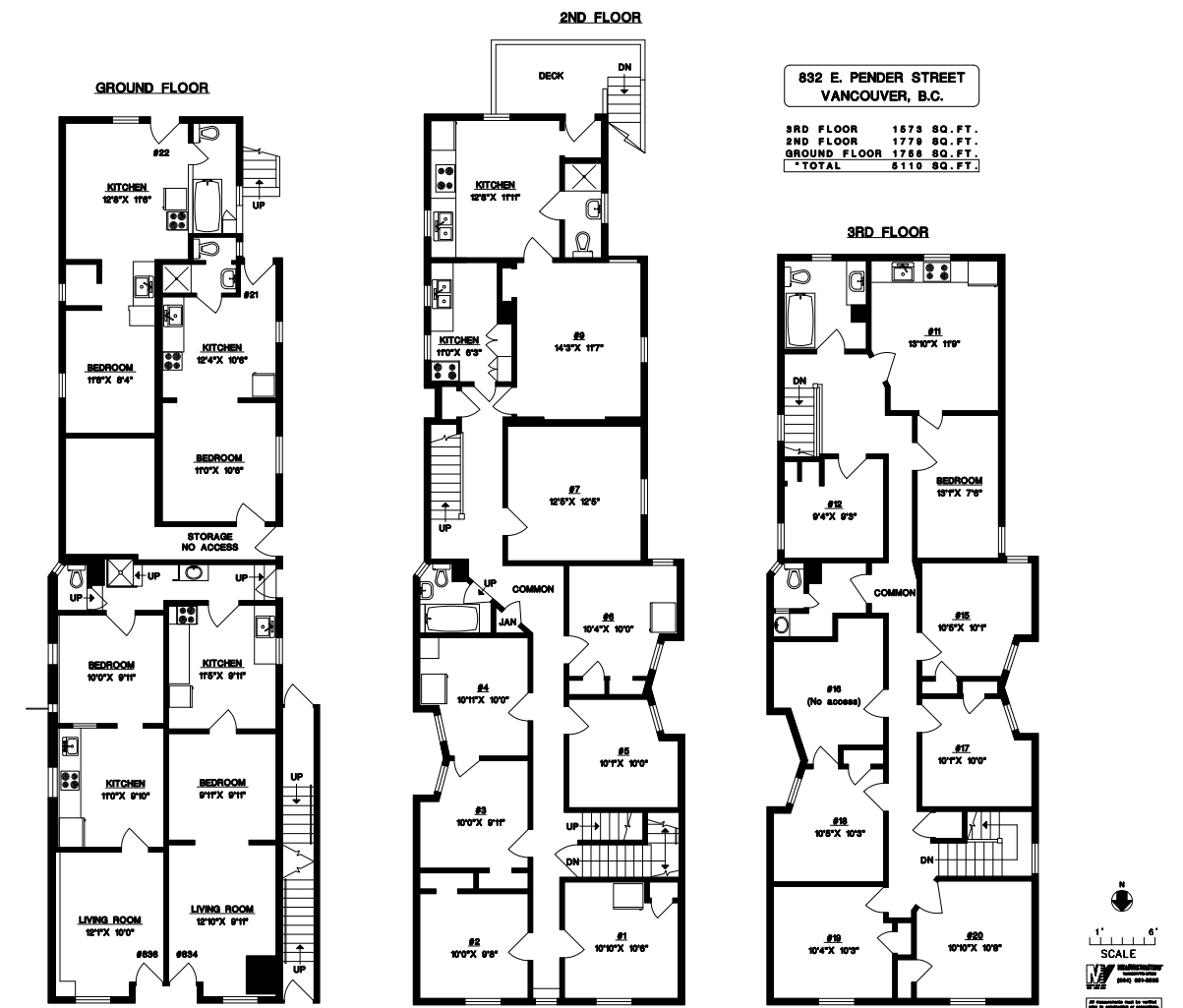


UBC
20 minutes drive



YVR Airport
20 minutes drive

Floor Plan



Demographics

Demographics - 5km radius ring



Population
2022
436,126



Projected
population 2027
475,574



Average household
income 2022
\$116,143



Average household
income 2027
\$138,333



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For more details on this opportunity, please contact the listing agents:

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