

FOR SALE

St. James Court

1095 BUTE STREET | VANCOUVER, BC



RARE OPPORTUNITY TO ACQUIRE A MULTIFAMILY CONCRETE
MID-RISE OF SCALE IN VANCOUVER'S WEST END



Offering Overview

Cushman & Wakefield ULC (“C&W”) is pleased to present St. James Court, an 80-suite concrete multifamily asset located at 1095 Bute Street in Vancouver’s highly sought-after West End. The property represents a rare opportunity to acquire institutional-quality scale, durable in-place income, and embedded rental growth within one of Canada’s most supply-constrained rental markets.

Constructed in 1957, the property is comprised of a single concrete mid-rise apartment building ranging from eight to nine storeys, complemented by a single-level underground parking garage and gated surface parking.

Current in-place rents are below market levels, presenting a clear opportunity to enhance revenue through natural tenant turnover and strategic suite repositioning. Further upside exists through the optimization of ancillary income streams, including underutilized parking and storage. Notably, the property includes approximately five vacant, secured parking stalls with individual exterior access, as well as multiple below-grade storage rooms, some of which contain partially completed lockers that can be formalized and leased.

A clean environmental report, professional photography, and a recent building condition assessment are available to qualified parties upon execution of a confidentiality agreement.



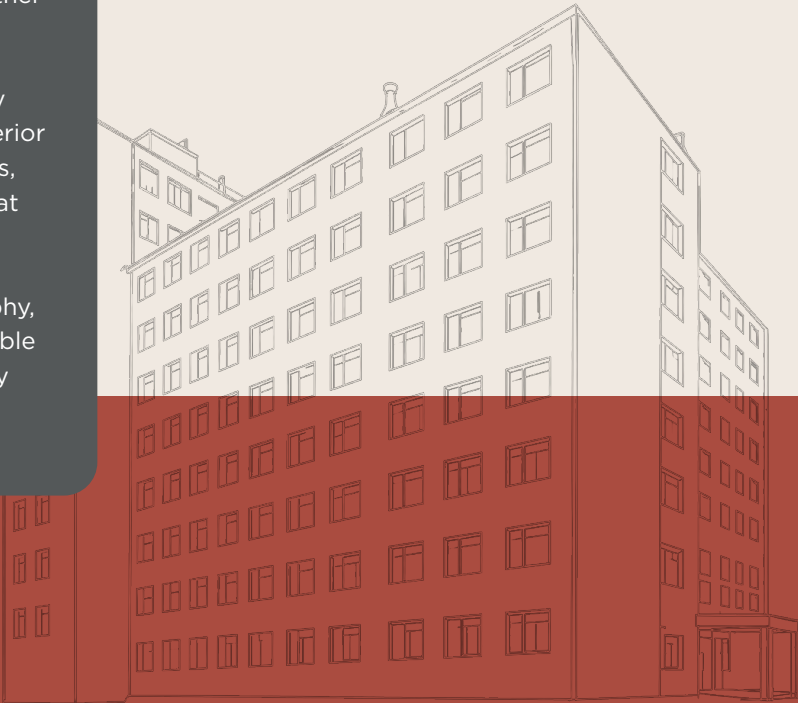
\$1,801
Average Rent/Month



\$2,060
Average Market Rent /Month



\$1,222,952
Year 1 NOI



Investment Highlights



80-suite concrete mid-rise in Vancouver’s West End, offering rare scale in a highly supply-constrained rental market



Concrete construction with elevator service, providing long-term durability well below replacement cost



Owned by the same family office for almost 30 years



Approximately 14% mark-to-market rental upside through natural tenant turnover and light suite refreshment



Strong cash flow with additional revenue upside through optimization of underutilized parking and storage



Optional assumable CMHC financing in place at a 3.24% interest rate, with approximately \$9.25 million outstanding through December 1, 2028



* Select images have been virtually staged

Building Features

- Building:** Concrete mid-rise apartment building (8–9 storeys) constructed circa 1957
- Security:** Full security system
- Structure:** Reinforced concrete framing (beams, columns, slabs) with concrete roof deck
- Exterior:** Stucco-clad façade with aluminum-framed single-glazed windows
- Roof:** Low-slope modified bitumen system (replaced circa 2021)
- Heating:** Central hydronic system with two Cleaver-Brooks natural gas boilers (circa 2010)
- Domestic Hot Water:** Boiler-fed system with storage tanks (~age 1998)
- Ventilation:** Central Make-Up Air (MUA) unit
- Electrical:** 800A service; suite panels upgraded within past decade
- Emergency Systems:** Backup generator and fire alarm system
- Laundry:** Common laundry room with vendor owned machines (4 washers, 5 dryers)

Property Details

Address	1095 Bute Street, Vancouver, BC	
PID	003-427-862; 003-427-846	
Lot Size	~17,300 SF (0.40 acres)	
Zoning	RM-5B	
Year Built	1957	
Construction	Concrete	
Number of Suites	80	
Suite Mix		
Type	# of Units	Avg Size (sf)
One-Bedroom	72	~ 550
Two-Bedroom	8	~ 750
Net Rentable Area	~45,616 SF	
Year 1 NOI	\$1,222,952	
Price Guidance	28,250,000 (4.33% Cap Rate)	
Price Per Suite	\$353,125	
Sale Type	Asset Sale	



Location

Situated in Vancouver's West End, 1095 Bute Street benefits from immediate proximity to English Bay, Stanley Park, and the vibrant Davie Street Village. The neighbourhood is characterized by exceptional walkability, significant barriers to new supply, and enduring tenant demand supported by proximity to employment, retail amenities, and waterfront recreation. Residents enjoy direct access to beaches, green space, retail amenities, and employment nodes within Downtown Vancouver, making the West End one of the strongest-performing rental submarkets in Canada.



Walk Score
Walker's Paradise

98

Daily errands do not require a car

WALK TIMES

Davie Street (retail, cafés, restaurants)	2 min
St. Paul's Hospital	3 min
Sunset Beach	7 min
Stanley Park Seawall	10 min
English Bay Beach	13 min
Downtown Vancouver (Central Business District)	18 min



Bike Score
Biker's Paradise

97

Some hills, excellent bike lanes

BIKE TIMES

Stanley Park Loop	3 min
Stanley Park (Golf & Tennis Court)	5 min
Burrard Bridge	6 min
Downtown Core	7 min
Yaletown	8 min



Transit Score
Rider's Paradise

97

World-class public transportation

TRANSIT TIMES

Denman Street	8 min
Downtown Vancouver	10 min
Gastown	20 min
North Shore	30 min
Vancouver International Airport (YVR)	40 min

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