

FOR SALE

the
GROVENOR

1125 JERVIS STREET
VANCOUVER, BC



BOUTIQUE LOW-MAINTENANCE
WEST END MULTIFAMILY OPPORTUNITY

 CUSHMAN &
WAKEFIELD

Offering Overview

Cushman & Wakefield ULC (“C&W”) is pleased to present The Grovenor, a 27-suite boutique multifamily asset located at 1125 Jervis Street in Vancouver’s West End. The property benefits from stable in-place income and a clear path to rental upside through natural turnover in one of Canada’s most supply constrained rental markets.

Constructed circa 1956, the three-storey wood-frame building offers a well-balanced suite mix primarily comprised of studios and one-bedroom units, with a two-bedroom penthouse suite. In-place rents remain below market levels, providing mark-to-market upside without reliance on material capital investment.



\$1,725
Average Rent/Month



\$1,945
Average Market Rent /Month



\$413,649
Yr. 1 In-Place NOI



Investment Highlights



Boutique 27-suite multifamily asset in Vancouver’s West End, steps from Davie Street Village



No identified deferred maintenance, supporting strong near-term cash flow stability



Operationally efficient walk-up building with no elevator or balconies, minimizing ongoing maintenance complexity



Durable in-place income with mark-to-market rental upside through natural tenant turnover



Immediate ancillary income upside through lease-up of vacant oversized storage lockers and two secured two-car private garages

Building Features

Building: Three-storey wood-frame walk-up constructed circa 1956

Building Footprint: Approximately 6,350 SF

Laundry: Owned on-site laundry consisting of two (2) washers and two (2) dryers

Exterior: Building envelope comprised of stucco and brick veneer, with localized metal cladding

Flooring: Hardwood flooring throughout suites

Roof: Modified bitumen roofing system, with approximately 50% of the roof replaced circa 2021

Heating: Central natural gas-fired hydronic heating system, served by two Triangle Tube boilers installed circa 2010

Domestic Hot Water: Domestic hot water storage tanks replaced in 2023

Plumbing: Domestic distribution system consisting of cast iron, ABS, and copper piping

Parking: Five (5) covered parking stalls accessible from the gated rear lane

Storage: Fifteen (15) oversized individual storage lockers and two private two-car garages

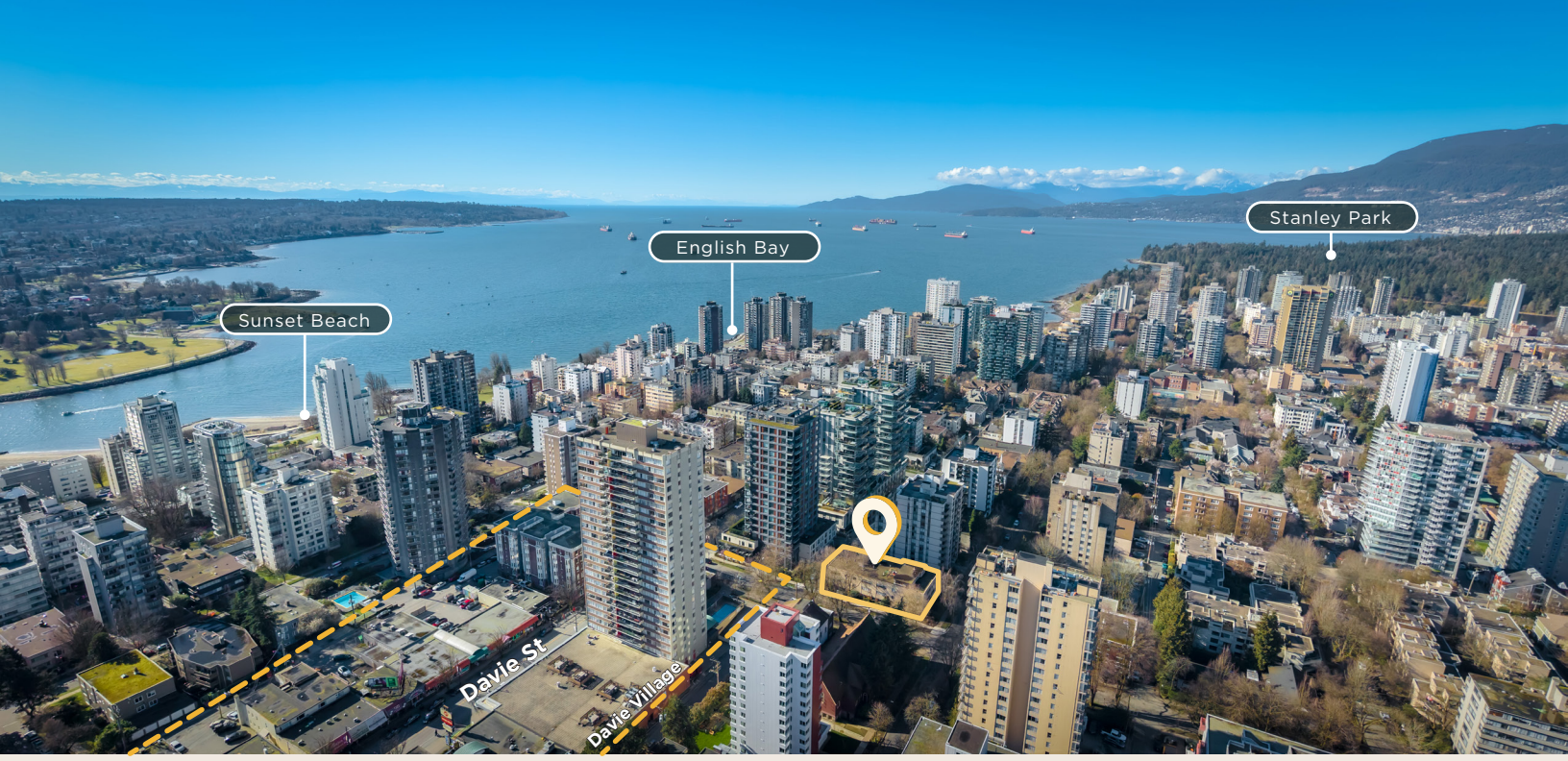
Salient Details

Address	1125 Jervis Street, Vancouver, BC
Lot Size	-8,523 SF
Zoning	RM-5
Year Built	1956
Construction	Wood-Frame
Number of Suites	27

Suite Mix

Type	# of Units	Avg Size (sf)
Studios	16	425
One-Bedroom Suites	10	578
Two-Bedroom Suites	1	747

Net Rentable Area	13,326 SF
Year 1 Projected NOI	\$413,649
Price Guidance	\$9,400,000 (4.4% Cap Rate)
Price Per Suite	~\$348,148
Sale Type	Asset Sale



Location

Residents of the Grovenor benefit from easy access to English Bay Beach, Stanley Park, Davie Street Village, and Downtown Vancouver, while enjoying a quiet, residential West End streetscape characterized by mature trees, limited through traffic, and strong long-term rental demand.



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	5 min
Sunset Beach	7 min
Stanley Park Seawall	8 min
English Bay Beach	10 min
Downtown Vancouver (Central Business District)	15 min



Bike Score
Very Bikeable
89

Some hills, excellent bike lanes

BIKE TIMES

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



Transit Score
Rider's Paradise
90

World-class public transportation

TRANSIT TIMES

Downtown Vancouver	5 min
Denman Street	7 min
Gastown	17 min
North Shore	30 min
Vancouver International Airport (YVR)	40 min

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