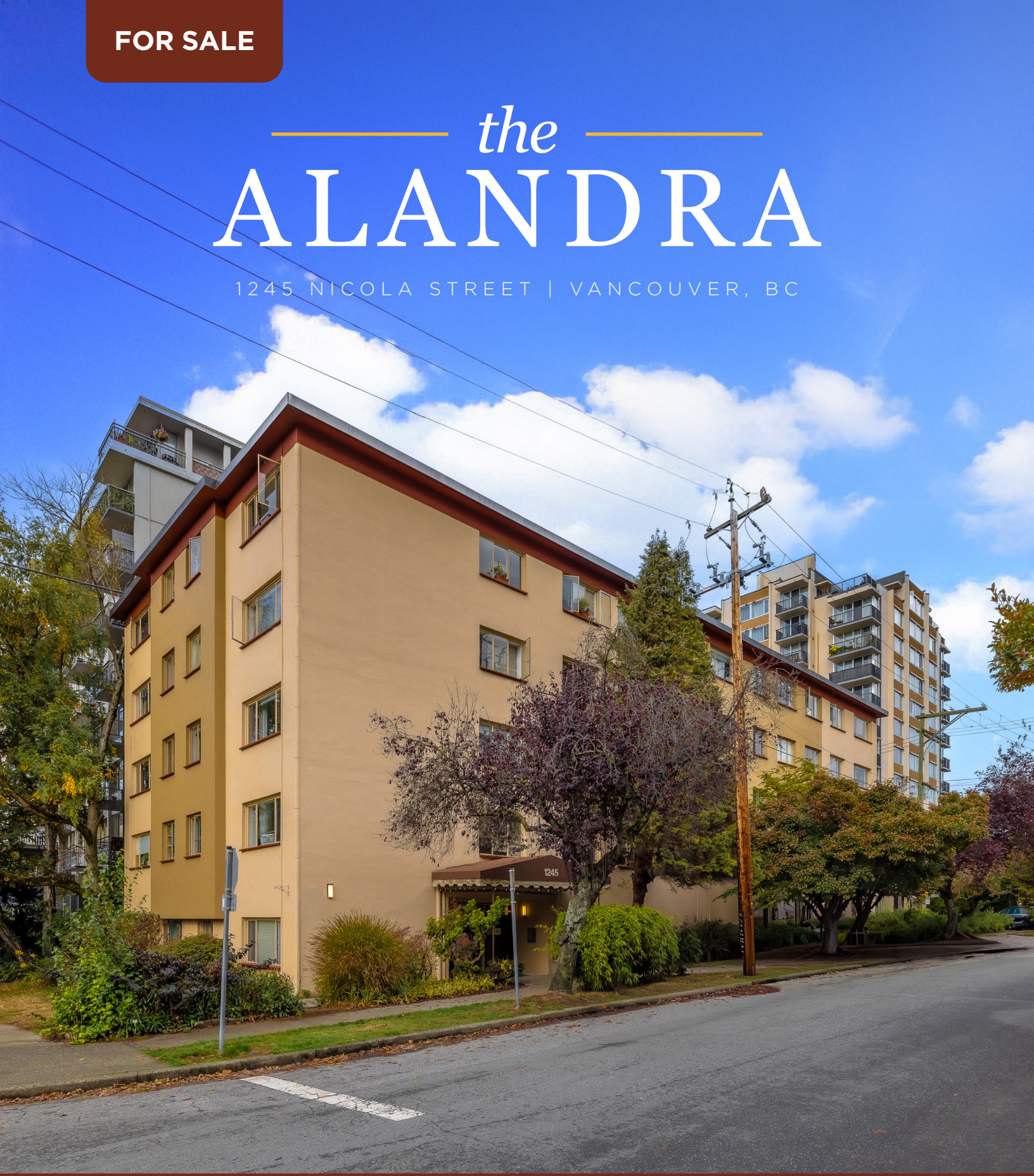
FOR SALE

the ALANDRA

1245 NICOLA STREET | VANCOUVER, BC



OPPORTUNITY TO ACQUIRE A 33-SUITE WEST END MULTIFAMILY ASSET
WITH STABLE IN-PLACE INCOME AND A CLEAR PATH TO RENTAL UPSIDE

CUSHMAN & WAKEFIELD

Offering Overview

Cushman & Wakefield ULC (“C&W”) is pleased to present to the investment market, on an exclusive basis on behalf of the Vendor, a 100% freehold interest in The Alandra, a 33-suite multifamily asset located at 1245 Nicola Street in Vancouver’s West End.

Constructed circa 1955, the five-storey building comprises approximately 19,067 SF of net rentable area across 25 one-bedroom suites, four one-bedroom-plus-den suites and four two-bedroom suites, for an average suite size of 578 SF. The building is served by an elevator and offers approximately nine parking stalls, a dedicated bicycle storage room and an on-site laundry room that contributes to ancillary income.

In-place rents average $1,654 per month ($2.86 PSF), against an average market rent of $2,082 per month ($3.60 PSF), representing mark-to-market upside of approximately 26%. Recent leasing supports the gap: the seven suites leased since January 2025 average $2,005 per month, within 4% of market, while the nine suites with tenancies that began before 2010 average $1,336 per month. As these suites turn over, the rent roll offers a clear path to rental growth.

The Alandra sits in one of Vancouver’s most walkable neighbourhoods (Walk Score of 95), within an 8 minute walk of Davie Street Village, Denman Street, English Bay and Sunset Beach, and close to Stanley Park and Downtown Vancouver.

$1,654
Average Rent Per Unit

4.45%
Capitalization Rate

26%
Mark-To-Market Rent Upside

$470,289
Year 1 Projected NOI

Investment Highlights

Boutique 33-suite multifamily asset in the heart of Vancouver’s West End, a short walk from Davie Street Village, English Bay, Sunset Beach and Stanley Park.

Durable in-place income with 26% mark-to-market rental upside through natural tenant turnover, supported by recent leasing activity.

Elevator service, secured parking lot, secured bike storage, tenant storage locker room, and laundry room with owned equipment.

Walkable, amenity-rich West End setting with dining, groceries, services, beaches and downtown employment close at hand, supporting durable rental demand and tenant appeal.

Long-term proactive 25+ year private ownership with a regular renovation program upon suite turnover.















Building Features

Structure & Envelope: Five-storey wood-frame building over concrete parking with stucco exterior.

Roof: Modified bitumen roof (6,450 SF), replaced circa 2013.

Suite Finishes: Hardwood, vinyl, drywall, and tile; updated on turnover.

Heating: Two natural gas boilers with hydronic heating.

Domestic Hot Water: Three electric water heaters (installed 2022–2026).

Plumbing: Copper supply and mixed-material drainage piping.

Electrical: 600-amp BC Hydro service.

Elevator: One 795 kg passenger elevator maintained by KONE.

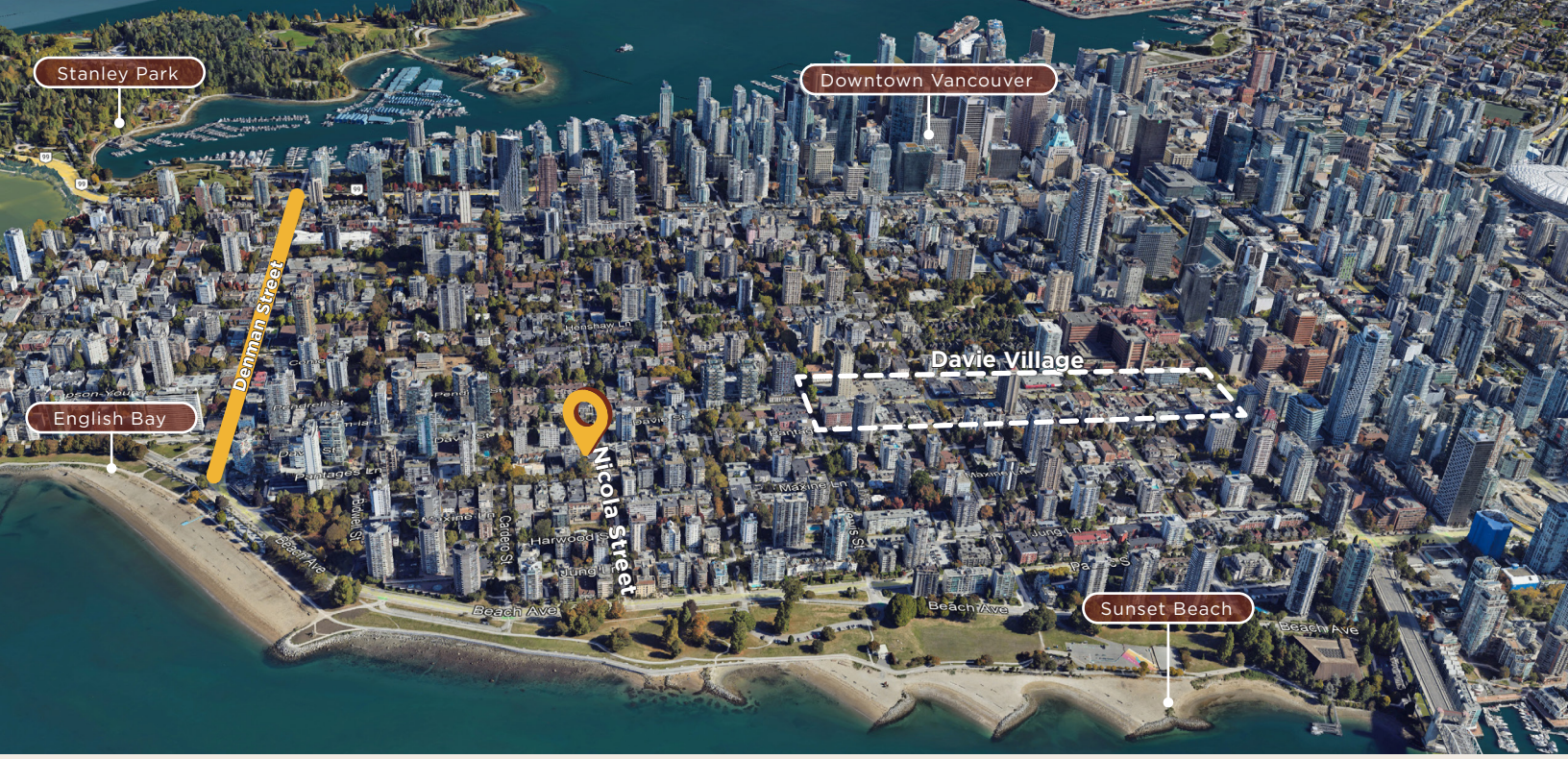
Life Safety: Fire alarms, smoke detectors, emergency lighting, and standpipes.

Parking & Storage: Nine parking stalls, bicycle storage, and 28 lockers.

Laundry: Two washers and two dryers, Vendor-owned.

Salient Details

Address	1245 Nicola Street, Vancouver, BC
PID	007-969-988
Lot Size	~8,633 SF (~0.20 acres)
Zoning	RM-5A
Year Built	Circa 1955
Construction	Five-storey wood-frame over concrete parking garage
Number of Suites	33
Net Rentable Area	19,067 SF
Parking	~9 stalls (approx. 8 in garage, 1 private)
Elevator	One passenger elevator
Year 1 Projected NOI	$470,289
Price Guidance	$10,560,000 (4.45% cap rate)
Price Per Suite / Per SF NRA	~$320,000 per suite / ~$554 per SF
Sale Type	Asset Sale



Location

The Alandra is located on Nicola Street in Vancouver's West End, a dense, walkable residential neighbourhood bordered by Stanley Park, English Bay and Downtown Vancouver. Residents have everyday services, dining and transit close at hand, and access to some of the city's best-loved waterfront and park space.

Walk Score

Walker's Paradise

95

Daily errands do not require a car

WALK TIMES

English Bay Beach	5 min
Sunset Beach Park	7 min
Denman Street	7 min
Davie Street Village	8 min
Stanley Park	17 min
Downtown Vancouver (Central Business District)	22 min

Transit Score

Excellent Transit

85

Transit is convenient for most trips

TRANSIT & DRIVE TIMES

St. Paul's Hospital	10 min
Downtown Vancouver (Burrard Station)	18 min
Gastown	23 min
Vancouver International Airport (YVR)	41 min
North Shore (Lonsdale Quay)	45 min

BIKE TIMES

Coal Harbour	5 min
Yaletown	8 min
Downtown Core	9 min
Stanley Park Seawall	10 min
Granville Island Public Market	15 min

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