

FOR SALE

Louisa Court

1360 Burnaby Street | Vancouver, BC

Rare West End Boutique Multifamily Asset with Significant Rental Upside

Prime West End | \$353K/Door | 4.31% Cap Rate



Offering Overview

Cushman & Wakefield ULC (“C&W”) is pleased to present **Louisa Court**, a 17-suite multifamily property ideally located at 1360 Burnaby Street in Vancouver’s West End, one of Canada’s most supply-constrained and tenant-preferred rental markets. Louisa Court offers investors secure in-place income with a clear and defensible path to rental growth, supported by irreplaceable West End land value and long-term urban rental demand.

Louisa Court is situated within a neighbourhood characterized by high-income renters, limited new rental supply, and consistently strong demand for walkable urban living. The West End offers a rare combination of beachfront lifestyle and downtown connectivity, supporting long-term rental stability and investment performance. The property is steps from Sunset Beach, Stanley Park, and Downtown Vancouver, further enhancing tenant appeal.

Investment Highlights



Boutique 17-suite multifamily asset with a stable, long term tenant base.



Highly walkable West End location with select mountain and water views due to the area’s sloped topography.



Low-maintenance asset with efficient operations & minimal capital requirements



Well diversified suite mix featuring larger than average floor plans.



Attractive Core Vancouver going-in yield, with average in-place rents of ~\$1,768 per unit, well below prevailing market rents.



\$1,768

Average Rent/Month



\$2,340

Average Market Rent /Month



32%

Market-To-Market



\$258,433

Yr. 1 Projected NOI





Building Features



Building: Low-maintenance, three-storey walk-up with durable stucco and brick veneer envelope; no balconies.



Roof: Low-slope modified bitumen roofing system, approximately 13 years old.



Windows: Fixed and operable metal-framed insulated glass units; majority replaced circa 2003.



Suite Finishes: Hardwood and ceramic tile flooring; painted gypsum wallboard walls and ceilings; ceramic tile finishes in washrooms.



Heating: Central natural gas-fired heating boiler with hydronic radiant perimeter heaters.



Domestic Hot Water: Supplied by a natural gas-fired DHW boiler, approximately 10 years old.



Plumbing: Combination of cast iron, ABS, PVC, and copper piping.



Laundry: Owned on-site laundry, including two electric washers and two natural gas dryers.

Salient Details

Address	1360 Burnaby Street, Vancouver, BC
Lot Size	-8,907 SF
Zoning	RM-5A
Year Built	1946
Construction	Wood-Frame
Number of Suites	17

Suite Mix

Type	# of Units	Avg Size (sf)
Studios	2	~550
One-Bedroom Suites	13	~650
Two-Bedroom Suites	2	~750

Net Rentable Area -11,200 SF

Year 1 Projected EGR \$369,463

Price Guidance \$6,000,000 (4.31% Cap Rate)

Price Per Suite \$352,941

Sale Type Asset Sale



Location

Residents of Louisa Court benefit from immediate access to English Bay Beach, Stanley Park, Davie Street, and Downtown Vancouver, while enjoying a quiet, residential streetscape.



Walk Score
Walker's Paradise
96

Daily errands do not require a car

WALK TIMES

Sunset Beach	3 min
Davie Street (retail, cafés, restaurants)	3 min
Stanley Park Seawall	5 min
Denman Street	7 min
Downtown Vancouver (Central Business District)	20 min



Bike Score
Very Bikeable
89

Some hills, excellent bike lanes

BIKE TIMES

Stanley Park Loop	5 min
Yaletown	6 min
Downtown Core	6 min
Burrard Bridge	7 min



Transit Score
Rider's Paradise
91

World-class public transportation

TRANSIT TIMES

Kitsilano	15 min
Granville Island	20 min
University of British Columbia	40 min
Vancouver International Airport (YVR)	40 min

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