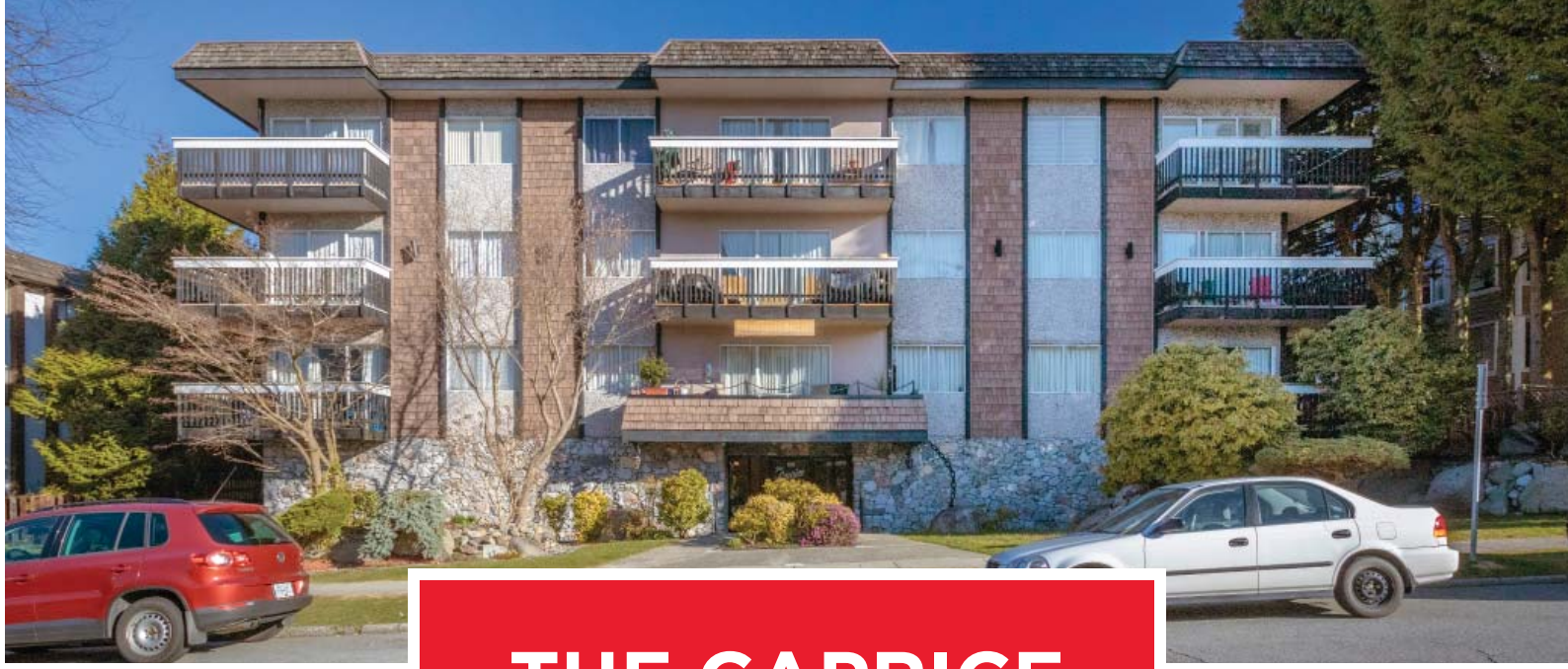


# FOR SALE

## MULTIFAMILY INVESTMENT OPPORTUNITY

136 East 18th Street, North Vancouver, BC



## THE CAPRICE

CENTRAL LONSDALE  
APARTMENT BUILDING

29 UNITS / 15,823 SQ. FT. LOT



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# FOR SALE

## THE CAPRICE

136 East 18th Street, North Vancouver, BC

### THE OFFERING

Cushman & Wakefield ULC is pleased to present this rare opportunity to acquire a prime North Vancouver apartment building. The Caprice is located in the trendy and highly desirable Central Lonsdale corridor, which is one of Metro Vancouver's most attractive rental neighbourhoods. The Caprice is situated on a rectangular, 15,823 sq. ft. R5 designated lot. It is currently improved with 29 residential units and is professionally managed.

*A safe, secure income stream with significant growth yield and future redevelopment potential.*



### SALIENT DETAILS

#### PROPERTY INFORMATION

CIVIC ADDRESS	136 East 18th Street, North Vancouver, BC
PID	008-529-108
LOT DIMENSIONS	116 Feet x 137 Feet (Approximate)
LOT SIZE	15,823 Sq. Ft. (Approximate)

#### BUILDING INFORMATION

YEAR BUILT	1970
NUMBER OF SUITES	29
SUITE MIX	Bachelor 5 One Bedroom 23 Two Bedroom 1 <b>Total 29</b>
2020 NET INCOME	\$216,127
PRICE	Please contact Listing Agents



VIEW THE PROPERTY VIDEO HERE

<https://vimeo.com/404782821/1ee2abfaf0>

### INVESTMENT HIGHLIGHTS



Strong holding income with **ATTRACTIVE UPSIDE**

Future **MULTIFAMILY DEVELOPMENT DESIGNATION** with added density



Asset rehabilitation and **VALUE-ADD** opportunity



**15,823 SF** rectangular lot



Extremely low vacancy rate **0.40%**

#### PREMIER LOCATION

near an abundance of amenities along Lonsdale corridor



# FOR SALE

## THE CAPRICE

136 East 18th Street, North Vancouver, BC

### CENTRAL LONSDALE LOCATION

*A lively and dynamic mixed-use neighbourhood.*

Just 20 minutes from downtown Vancouver.

Central Lonsdale is a rapidly growing mixed-use hub that has attracted the attention of major employers and many residential developers.

The immediate area features favorable rental demographics, vibrant retail offerings, as well as close proximity to Lions Gate Hospital, Capilano University, City Hall, The Harry Jerome Recreation and Community Centre, several parks and main transit lines.



OUTDOOR  
RECREATION



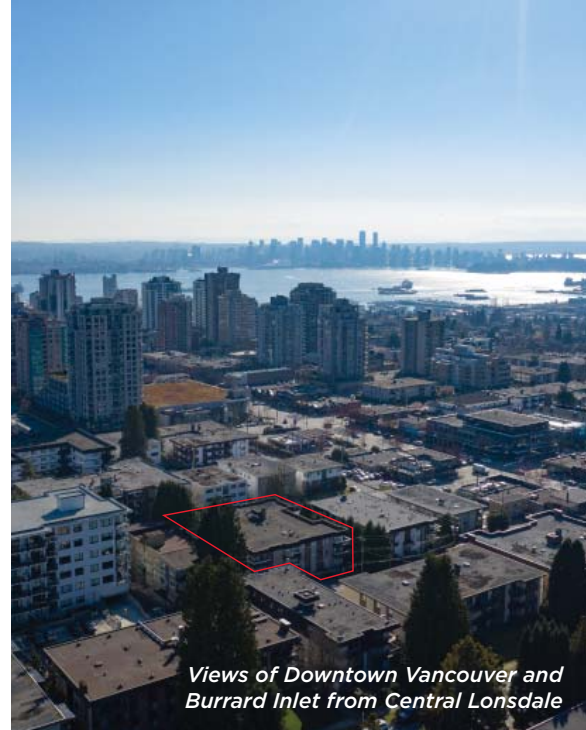
MAJOR  
EMPLOYERS



LOCAL  
RETAIL



CONVENIENT  
TRANSIT



*Views of Downtown Vancouver and Burrard Inlet from Central Lonsdale*

### FUTURE REDEVELOPMENT POTENTIAL

Superb location perched a half block from Lonsdale Avenue which will offer **world class view corridors** of downtown Vancouver's skyline, the Burrard Inlet, and the North Shore mountains

The Property is designated in the City of North Vancouver's Official Community Plan ("OCP") as Residential Level-5 (Mid-Rise Apartment - Medium Density), allowing for a residential apartment development to a maximum **2.60 Floor Space Ratio ("FSR")**. The R5 land use designation prescribes a six (6) storey height cap.

Development area of approximately 15,823 sq. ft. would yield a gross site area of **over 40,000 sq. ft. after rezoning** to the OCP prescribed density.



*Views of the North Shore Mountains*



*Potential Redevelopment Vision of R5 designated lot located at 154 East 18th Street, two lots west of The Caprice*



# FOR SALE

## THE CAPRICE

136 East 18th Street, North Vancouver, BC



**93** WALK SCORE  
WALKER'S PARADISE

### DRIVE TIMES

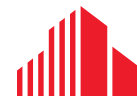
Capilano University	10 Minutes
Downtown Vancouver	20 Minutes
Grouse Mountain	15 Minutes
Seabus	5 Minutes

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**CUSHMAN &  
WAKEFIELD**

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 06/20 bg