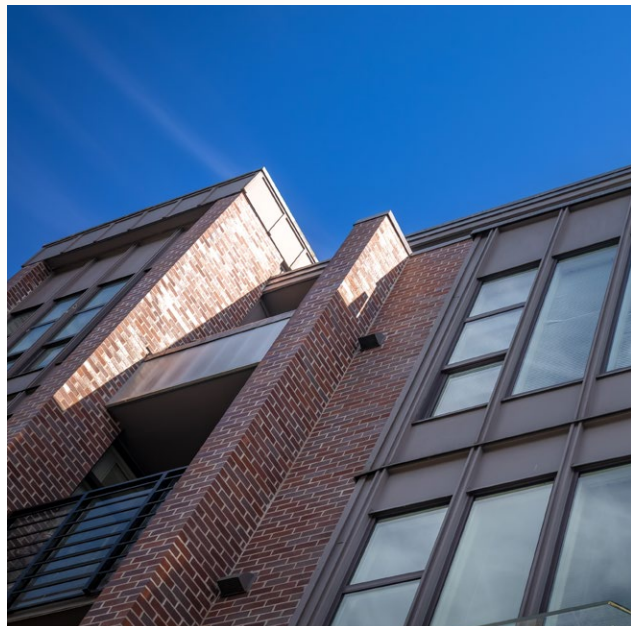




# Fixture

708 E 26TH AVENUE VANCOUVER, BC





## Executive summary

Cushman & Wakefield ULC (“CW”) is pleased to present to the investment market on an exclusive basis on behalf of the Vendor, a 100% freehold interest in 708 East 26th Avenue, Vancouver, BC (the “Property”). Commonly known as Fixture, the property is a 26-unit, 4-storey multifamily investment property with retail at grade primely situated in the dynamic Fraserhood pocket of Vancouver.

Fixture is comprised of 18,599 square feet of net residential rentable area across 1 one-bedroom, 10 one-bedroom + den, 6 two-bedroom, and 9 two-bedroom + den units combining for an average suite size of 715 sf. The approximately 2,714 square feet of ground-level retail space is occupied by two standout tenants: East Vancouver’s own Prado Café and the highly regarded Nest Dental.

Fixture was constructed in 2015 and has been maintained to an institutional standard through meticulous asset and property management by the Vendor, a prominent local private family office. The Property is currently generating an average residential monthly rent per square foot of \$3.91 offering prospective investors a projected 13% revenue upside on current in-place rents.

Notable investment differentiators include the extremely unique combination of being a newer purpose-built rental building yet still offering an attractive revenue growth profile more typical of older-vintage assets. The Property is also unique for its appeal amongst a wide variety of the rental market due to its central City of Vancouver location with spacious, condominium quality rental suites.

## Property highlights

- Uniquely oversized rental suites relative to most new purpose-built rental product with an average size of 715 square feet.
- Modern condominium quality suite finishes with each unit containing a range, dishwasher, fridge, washer & dryer, microwave, and quartz countertops.
- Exceptional curb appeal and internal showing.
- Turn-key asset which has benefited from a meticulous management approach by the current ownership.



## Salient details

Address	708 East 26th Avenue, Vancouver
PID	029-147-620
Year Built	2015
Zoning	C-2
Lot Area	10,255 sf
Parking Stalls	23 Residential, 4 Commercial, 1 Loading
Storage Lockers	16
Number of Suites	26
Suite Mix	
• 1 Bedroom	1
• 1 Bedroom + Den	10
• 2 Bedroom	6
• 2 Bedroom + Den	9
Residential Rentable Area	18,599 sf
Retail Rentable Area	2,713.77 sf
Average Residential Unit Size	715 sf
Year 1 NOI	\$791,246
Financing	Free & Clear
Sale Type	Share Sale

## Investment highlights

- Extremely unique investment opportunity featuring a 2015-vintage multifamily investment asset with below-market rental rates.
- Proven market rental rates have been achieved without the use of any rental concessions.
- Accretive revenue growth potential featuring a projected 13% mark-to-market upside on current in-place rents.
- Approximately 2,714 square feet of retail space at grade occupied by a café and a dentistry adding to the retail amenities offered in the neighbourhood.
- Institutional asset and property management approach employed by the Vendor is evidence by the immaculate property condition.
- Primely situated in Fraserhood - one of Vancouver’s most vibrant and walkable neighbourhoods.





## Location highlights

- Centrally located within the City of Vancouver's trendy Fraserhood neighbourhood with frontage along both Fraser Street and East 26th Avenue.
- Steps from from King Edward Avenue, a major east-west thoroughfare in Vancouver.
- Proximal to public transportation routes that provide connections to the Canada Line, Expo Line, and Millenium Line rapid transit systems ensuring easy access to Downtown Vancouver and the broader Metro Vancouver region.
- An unmatched Walker's Paradise, surrounded by boutique shops, local eateries, charming cafes, and all the daily conveniences just steps away.



Walk Score  
**Walker's Paradise**  
**93**



Bike Score  
**Very Bikeable**  
**83**

### DAVID VENANCE

Personal Real Estate Corporation  
Executive Vice President  
604 910 3842  
david.venance@cushwake.com

### CHRIS HARPER

Personal Real Estate Corporation  
Senior Associate  
604 307 9884  
chris.harper@cushwake.com

### PATRICK HANNAH

Personal Real Estate Corporation  
Associate Vice President  
604 362 3414  
patrick.hannah@cushwake.com

### ALEXANDER PRIATEL

Associate  
604 379 6148  
alexander.priatel@cushwake.com



#1200 - 700 West Georgia Street,  
Vancouver, BC V7Y 1A1 / 604 683 3111 /  
cushmanwakefield.ca

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