

EAST VANCOUVER PURPOSE BUILT RENTAL OFFERING



Fraserview

727 E 17TH 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 727 East 17th Avenue, Vancouver, BC (the “Property”). Commonly known as Fraserview, the property is a 31-unit, 4-storey multifamily investment property with retail at grade situated in the heart of Vancouver’s vibrant and evolving Fraserhood neighbourhood.

Fraserview is comprised of 21,617 square feet of net residential rentable area across 13 one-bedroom, 15 two-bedroom, and 3 three-bedroom units combining for an average suite size of 697 sf. The 3,174 square feet of retail space at grade is wholly occupied by the neighbourhood’s favourite watering hole, Bells & Whistles.

Fraserview was constructed in 2017 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 \$3.99 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. Fraserview boasts assumable financing at an interest rate of 3.08% which is over 50 basis points below current CMHC interest rates.

Property highlights

- Atypically large suite sizes relative to most new purpose-built rental product with an average size of almost 700 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	727 East 17th Avenue, Vancouver
PID	008-864-055
Year Built	2017
Zoning	C-2
Lot Area	12,000 sf
Parking Stalls	25 Residential/3 Commercial
Storage Lockers	31
Number of Suites	31
Suite Mix	
• 1 Bedroom	13
• 2 Bedroom	15
• 3 Bedroom	3
Residential Rentable Area	21,617 sf
Retail Rentable Area	3,174 sf
Average Residential Unit Size	697 sf
Year 1 NOI	\$933,009
Financing (as at December 31, 2025)	Optional Assumable Financing of \$8.4MM @ 3.08% until October 2027
Sale Type	Share Sale

Investment highlights

- Unparalleled investment security with essentially zero rent downside risk in a non-capital intensive asset that is less than 10 years old.
- In-place rents show a projected 13% mark-to-market potential without any rental concessions required.
- Assumable financing available at a below-market interest rate with roughly two years of term remaining.
- Fully-leased 3,174 square foot retail space which enhances the livability and appeal of the neighbourhood.
- Institutional asset and property management approach employed by the Vendor is evidence by the immaculate property condition.
- Strategic and central location within the City of Vancouver’s dynamic and rapidly evolving Fraserhood



Location highlights

- Centrally located within the City of Vancouver's trendy Fraserhood neighbourhood with frontage along both Fraser Street and East 17th Avenue.
- Steps from Kingsway, a major thoroughfare that runs diagonally from northwest to southeast through Vancouver and Burnaby.
- 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.
- A true Walker's Paradise with a plethora of nearby boutique shops, local restaurants and cafes, and everyday retail conveniences.



Walk Score
Walker's Paradise
96



Bike Score
Very Bikeable
80

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