

For Sale

Marcus & Millichap

MCEVAY | BLAIR
MULTIFAMILY GROUP

Erwill Apartments

1025 Chilco Street, Vancouver, BC

Legacy apartment building located in the highly sought-after "West of Denman" neighbourhood of Vancouver's West End.



Opportunity

The McEvay Blair Multifamily Group of Marcus & Millichap ("M&M") is pleased to present the opportunity to acquire Erwill Apartments, a well-maintained 30-suite, three-storey rental apartment building located at 1025 Chilco Street, Vancouver, British Columbia (the "Property").

Erwill Apartments benefits from a world-class West End location, positioned West of Denman and steps from the world renown Stanley Park and in immediate proximity to Vancouver's most celebrated restaurants, cafés, retail, and entertainment offerings. The Property's central yet quiet residential setting continues to drive strong tenant demand and long-term rental stability.

This legacy multifamily asset is being offered to the market for the first time in over 60 years. Throughout its long-term ownership, the Property displays pride of ownership and has been well maintained and managed. With a strong suite mix, the in place rents have plenty of upside, and there are additional opportunities with plenty of outdoor and indoor storage units, including separate garage's, a work shop and additional bike storage.

Erwill Apartments presents investors with a rare opportunity to acquire a well-located, stabilized West End apartment building featuring a clear path to meaningful income growth through rental upside, while maintaining long-term value in one of Canada's most supply-constrained multifamily markets.



Salient Details

Address
1025 Chilco Street, Vancouver, BC

PID
015-212-211, 015-212-238

Year Built
1952

Laundry
Two Sets of Leased Laundry Machines

30 Units
13-Bachelor, 14 -1 Bedroom, 3-2 Bedroom

Construction
3 Storey Wood-Frame

Lot Size
12,969 sf (99' x 131')

Net Income
\$425,576

Cap Rate
3.30%

List Price
\$12,900,000

Environmental Report
Clean Phase 1 available upon request.

Offering Process
Access to the online data room is available upon execution of the digital Confidentiality Agreement.

[CA & Data Room](#)

Investment Highlights



Pride of Ownership

Coming to market for the first time, pride of ownership is evident with the property being incredibly well-maintained and managed.



Considerable Upside

With solid rents in place, including an average of \$1,479 for the bachelor units, \$1,765 on the 1-bedroom units and \$2,615 on the 2-bedroom units, the property still has considerable upside upon turnover.



Excellent Suite Mix

The building has spacious units and an excellent suite mix, including 13 bachelors, 14 x 1-bedrooms and 3 x 2-bedrooms, including a penthouse unit with roof top patio.



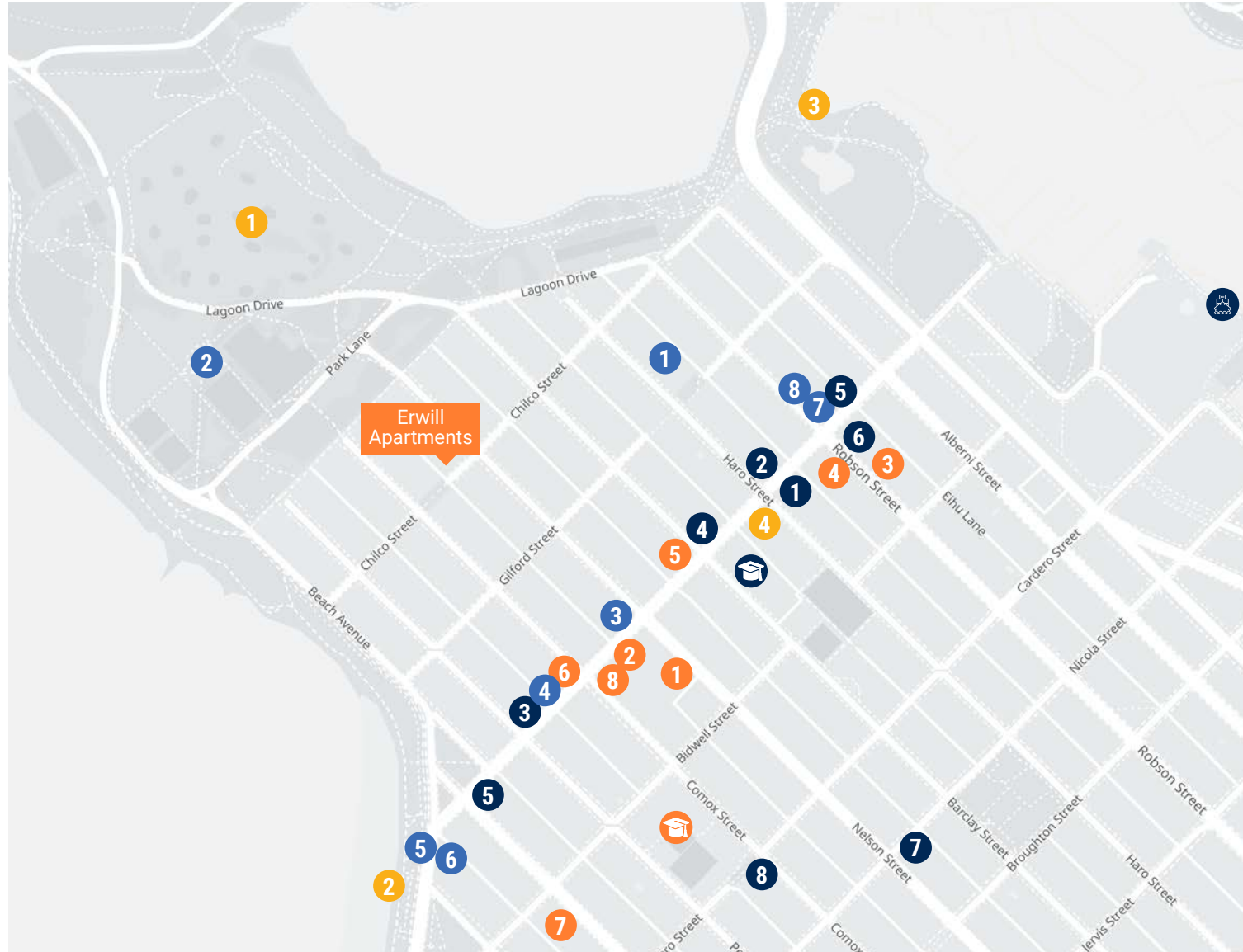
Extensive Storage

The property is unique in that it offers additional storage, including 10 separate garage's, a workshop, a large laundry room with bike storage and an additional storage locker room.



Sought-After Location

Located West of Denman, one of the most sought-after markets in Vancouver, the property is well positioned within walking distance to Stanley Park, English Bay and the amenities of the West End.



Amenities

● Cafes/Bakeries

1. True Confections
2. Milano Espresso Bar
3. Delany's Coffee House
4. Blenz Coffee
5. Starbucks
6. VanLove coffee
7. Greenhorn Cafe
8. SUD café

● Shopping/Services

1. NoFrills
2. Shoppers Drug Mart
3. Whole Foods Market
4. Safeway
5. Kev's Epicerie
6. Kin's Farm Market
7. London Drugs
8. Denman Beer Wine & Spirits

● Dining/Entertainment

1. Robba da Matti
2. Stanley Park Brewing
3. Jungle Room
4. Frying Pan
5. Cactus Club Cafe
6. Craft Beer Market
7. Nook
8. Tavola

● Recreation

1. Stanley Park
2. English Bay Beach
3. Vancouver Seawall
4. West End Community Centre



Hullo Ferry Terminal



King George Secondary School



Roberts Elementary

WALK SCORE
Walker's Paradise

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Erwill
Apartments

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