

# For Sale

Marcus & Millichap

MCEVAY | BLAIR  
MULTIFAMILY GROUP

## Tiffany Court

1225 West 72nd Avenue, Vancouver, BC

A Boutique 11 Unit Apartment Building with Significant Upgrades Next to the Park in Marpole



## Opportunity

The McEvay Blair Multifamily Group is pleased to present Tiffany Court, an impeccably maintained 11-suite boutique apartment building showcasing true pride of ownership and exceptional curb appeal. Situated on a prominent corner lot, the property enjoys a quiet, tree-lined residential setting directly across from Ebisu Park, while offering immediate connectivity to key transportation routes, Vancouver International Airport, and direct access to Downtown Vancouver.

Family owned and operated for over 30 years, Tiffany Court represents a rare opportunity to acquire a turn-key asset with strong rental appeal and enduring stability. The building has been meticulously cared for, with comprehensive upgrades that enhance both operational efficiency and tenant comfort. Suite upgrades include bathroom renovations in all 11 suites, 8 suites with stone countertops, 7 with high end laminate flooring and 2 with hardwood flooring. Windows throughout the building have all been upgraded to double-glazed.

Additional upgrades include common area carpet and lighting, a renovated laundry room equipped with one set of building-owned machines, and a new hot water tank installed in April 2021. The combination of thoughtful renovations and long-term stewardship positions Tiffany Court as a resilient, low-maintenance investment offering immediate stability with the potential for further rental growth.



## Salient Details

### Address

1225 West 72nd Avenue,  
Vancouver, BC

### PID

013-259-148

### Year Built

1962

### Lot Size

5,750 sf (50' x 115')

### 11 Units (1 Unauthorized)

1-Bachelor, 9-1 Bedroom,  
1-2 Bedroom

### Construction

3 Storey Wood-Frame

### Laundry

One Set of Owned Coin-Operated  
Washer & Dryer

### Net Income

\$151,281

### Cap Rate

4.09%

### List Price

\$3,700,000

### 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

Family owned and operated for over 30 years with tremendous attention to detail. The pride of ownership is evident throughout the building.



### Suite Renovations

Significant suite upgrades including all washrooms renovated, stone countertops in 8 suites, laminate flooring in 7, and 2 with hardwood flooring.



### Double Glazed Windows

Windows upgraded to double-glazed sliding glass.



### Upgraded Mechanical

Upgraded mechanical including a new hot water tank replaced in April 2021.



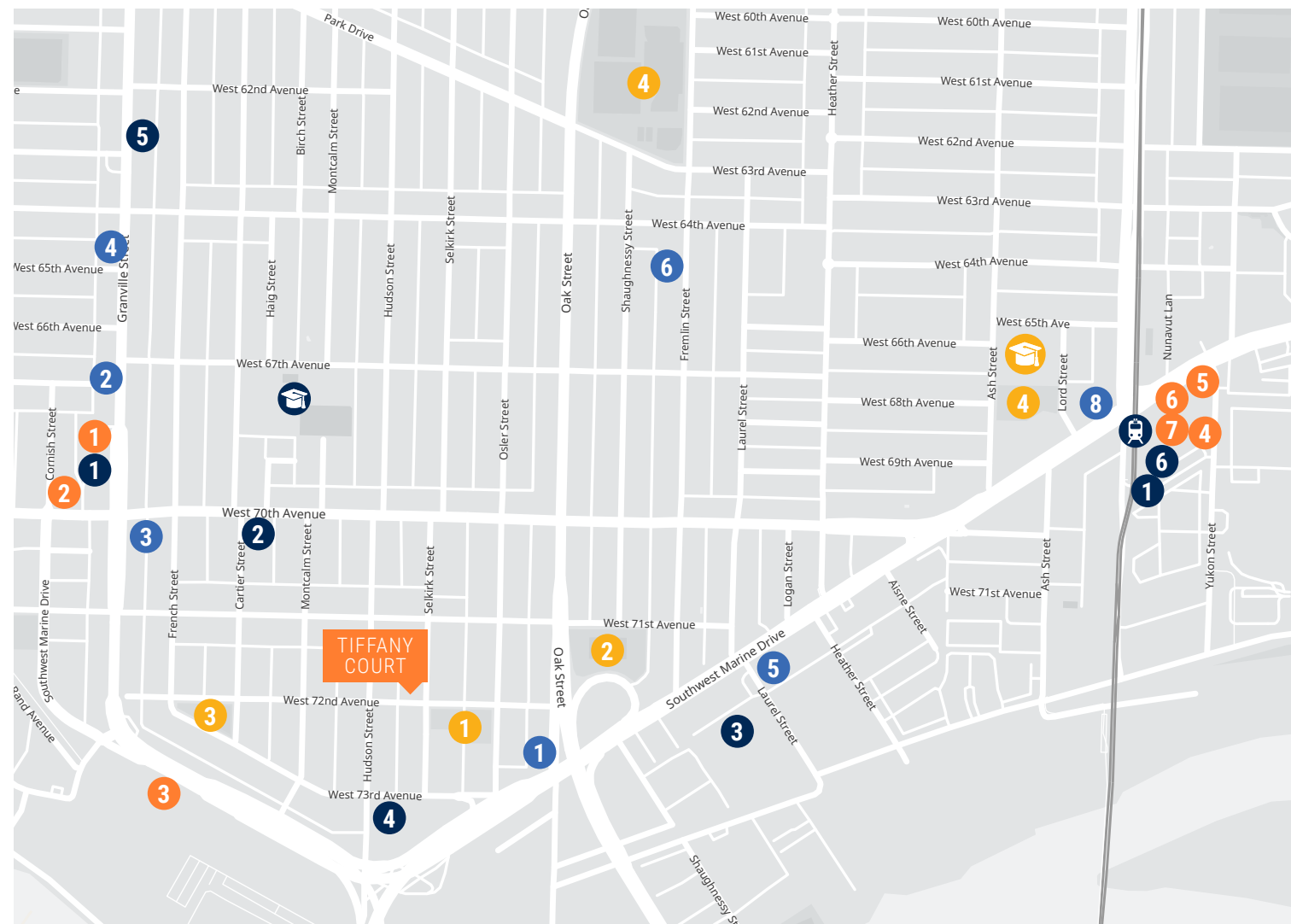
### Renovated Laundry Room

Renovated laundry room, circuit breaker boxes in all suites, 10 storage lockers, and 5 surface parking stalls.



### Excellent Location

Excellent location on a quiet tree-lined street across from Ebisu Park.



## Amenities

### ● Cafes/Bakeries

1. Starbucks
2. Gigi Blin Market Cafe
3. Mochido
4. Wick's Cafe
5. L&J Patisserie
6. Tim Hortons

### ● Shopping/Services

1. Safeway
2. BC Liquor
3. Dollarama
4. T&T Supermarket
5. Shoppers Drug Mart
6. Winners
7. Marine Gateway Liquor Store

### ● Dining/Entertainment

1. White Spot
2. Subway
3. Freshslice Pizza
4. Sushi Bar Shu
5. McDonald's
6. Applause Japanese
7. Cineplex Cinemas
8. Panago Pizza

### ● Recreation

1. Ebisu Park
2. Eburne Park
3. Marpole Park
4. Marpole Oakridge Community Centre

 **Marine Drive Station**

 **David Lloyd George School**

 **Ecole des Colibris**

**WALK SCORE**

Walker's Paradise

**90** 





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