

For Sale

Marcus & Millichap

MCEVAY | BLAIR
MULTIFAMILY GROUP

The Audrey

2045 Maple Street, Vancouver. BC

Modernized apartment building featuring 14-suites in the heart of Kitsilano's acclaimed West 4th shopping district.



Opportunity

The McEvay Blair Multifamily Group of Marcus & Millichap is pleased to present the opportunity to acquire Audrey Manor – a fully renovated 14-suite rental apartment building located in the heart of Kitsilano at 2045 Maple Street (the “Property”).

Situated just off West 4th Avenue, the Property sits at the centre of one of Vancouver’s most desirable and enduring neighbourhoods, steps from Kitsilano’s celebrated restaurants, cafés, boutiques, and recreational amenities, with easy access to downtown Vancouver and UBC. Kitsilano’s consistently strong rental demand and world class amenities make it one of the most sought-after multifamily markets in the country.

The opportunity offers a turnkey asset with high-quality finishes throughout. Every suite is equipped with a dishwasher and gas stove, premium features that set the building apart and support strong tenant retention and rental performance. With a suite mix of bachelor’s and one-bedrooms, the Property generates strong in-place income reflective of Kitsilano’s robust rental fundamentals and the quality of the renovated asset, with further upside available as suites turn over to current market rates.

Audrey Manor presents investors with a rare opportunity to acquire a fully renovated, income producing apartment building in one of Vancouver’s most coveted and consistently high demand rental neighbourhoods.



Salient Details

Address

2045 Maple Street, Vancouver, BC

PID

015-247-074, 015-247-082

Year Built

1928 (Extensively Renovated in 2014)

Lot Size

5,600 sf (50' x 112')

Laundry

Card Operated Washer & Dryer

14 Units

6-Bachelor, 8-1 Bedroom

Construction

3 Storey Wood-Frame

Broadway Plan Designation

[Kitsilano North - Mid to High-Rise](#)

Zoning

[R3-3 \(Low Rise Apartments and Mixed Use Residential\)](#)

Net Income

\$243,875

Cap Rate

3.59%

List Price

\$6,800,000

Title

Bare Trust

Offering Process

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

[CA & Data Room](#)

Investment Highlights



Prime Kitsilano Location

Steps from West 4th Avenue’s renowned restaurants, cafes, and boutiques, with convenient access to downtown Vancouver and UBC.



Turnkey Renovated Asset

Extensive upgrades over the past ten years including plumbing, electrical, windows, and boiler greatly reduce exposure to further capital expenditures.



Modern Suites

Every suite is equipped with gas stoves and dishwashers and is comprehensively upgraded with high-quality finishes.



Strong Upside Potential

Solid in-place cash flow with meaningful room to grow rents upon turnover.



Proven Rental Demand

Kitsilano consistently ranks among Vancouver’s lowest vacancy neighbourhoods, driven by enduring lifestyle demand ensuring a deep and reliable tenant pool that supports stable occupancy and long-term income performance.



Long-Term Redevelopment Potential

Strategically located within the Broadway Plan with favourable designation for higher density upon redevelopment.

99

Walker's Paradise
Walk Score

\$147K

Avg. Household Income
2025 (1km)

13%

Population Growth
2020-2025 (3km)



Kitsilano
Beach

The Audrey

West 4th Avenue

Maple Street

Amenities

● Cafes/Bakeries

1. Goldie's
2. Turf Kitsilano
3. Their There
4. 49th Parallel Café

● Shopping/Services

1. Hill's Dry Goods
2. Patagonia
3. Lululemon
4. Whole Foods
5. Bimini's Liquor Store
6. Roots
7. Mejuri
8. Arc'teryx
9. Reigning Champ

● Dining/Entertainment

1. Las Margaritas
2. Juicy Joe's Burgers
3. La Ruota Pizzeria
4. Anian
5. KAGURA Hand Roll Bar
6. Sushi Nova
7. Sophie's Cosmic Cafe



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