

FOR SALE

Marcus & Millichap
MCEVAY | BLAIR
MULTIFAMILY GROUP

The Henry Dundas

2163 & 2167 Dundas Street, Vancouver, BC

Well-maintained multifamily property in East Vancouver's thriving Port Town neighbourhood.



Opportunity

The McEvay Blair Multifamily Group is pleased to present the opportunity to acquire 2163 & 2167 Dundas Street, otherwise known as, The Henry Dundas (the "Property"). The 6,039 square foot lot is improved with two buildings totaling 37 residential rental units. The apartment building, 2167 Dundas Street, contains 35 units comprised of a diversified mix of micro suites with shared access to washrooms, and self-contained bachelor, one bedroom, and two bedroom units. The detached character laneway house includes a large three bedroom suite, and a one bedroom basement suite.

The Henry Dundas presents a rare opportunity to own a well-maintained multifamily property in the thriving Port Town neighborhood, offering stable income and strong rental demand, underpinned with long-term redevelopment potential.




Salient Details


<p>Address 2163 & 2167 Dundas Street Vancouver, BC</p> <p>PID 011-196-441</p> <p>Year Built 1912 (Renovated 2014)</p> <p>Lot Size 6,039 sf (49.5' x 122')</p> <p>Zoning RM-3A</p>	<p>37 Units 14-Micro, 19-Bachelor, 2-1 Bedroom, 1-2 Bedroom, 1-3 Bedroom</p> <p>Construction 3 Storey Wood-Frame & Detached Dwelling</p> <p>Parking 2 Surface Stalls</p> <p>Laundry 1 Set Owned Coin-Operated Washer/Dryer (Basement Suite of 2163 has in-suite laundry)</p> <p>Net Income \$310,244</p>
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<p>Cap Rate 5.35%</p> <p>GRM 13.46 x</p> <p>List Price \$5,800,000</p> <p>Offering Process Access to the online data room is available upon execution of the digital Confidentiality Agreement.</p>


[CA & Data Room](#)

Investment Highlights


 **Prime East Vancouver Location**
Located in the vibrant Port Town neighbourhood of East Vancouver, the Property offers proximity to downtown Vancouver while retaining a community-oriented feel. Tenants enjoy convenient access to major transit routes, including a bus stop directly outside the front door. The Property boasts a high walkability score with a wide variety of local cafes, restaurants, and amenities within walking distance.

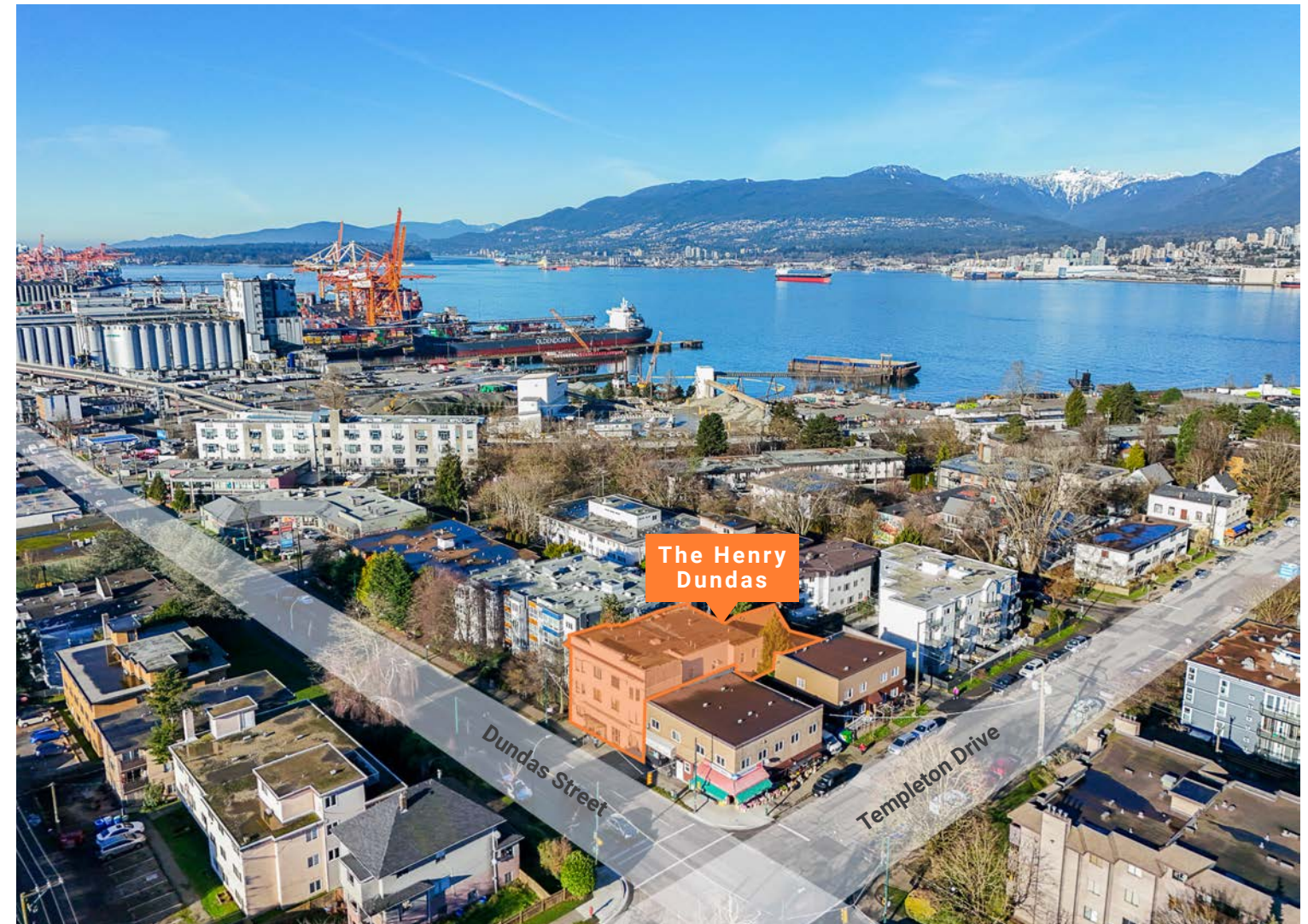
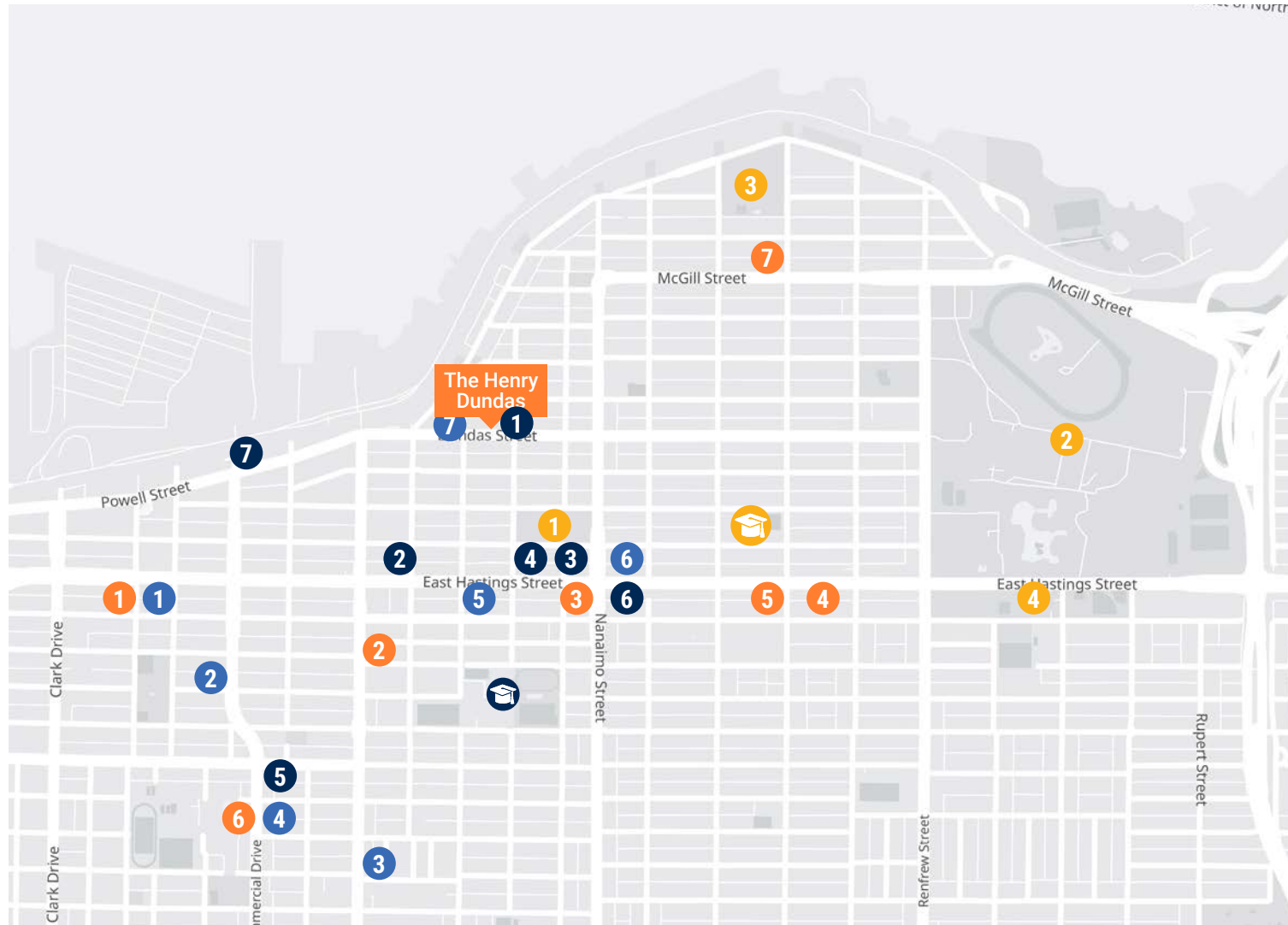
 **Turn-Key Asset**
Secure and stable cash-flow with continued revenue growth upon tenant turnover with little to no renovations required. The opportunity comes complete with professional property management.

 **Modern Upgrades**
Originally built in 1912, the Property underwent a substantial renovation in 2014 that included the addition of four self-contained units on the main floor and a full building sprinkler system. Other building features include an office in the lobby, coin laundry, and shared washrooms for the micro units on each floor.

 **Higher Density Designation**
Favourable designation under the Grandview-Woodlands Official Community Plan allowing higher density of 100% secured rental apartments up to 2.65 FSR and 6-storeys with commercial at grade.

 **Thriving Neighbourhood**
Port Town, known for its industrial-chic character and artistic vibe, is experiencing a surge of revitalization, blending modern developments with historic charm. Home to a thriving craft brewery scene, artisan shops, and unique dining experiences, making it a hotspot for young professionals and creatives.

 **Detached Character House**
The detached laneway house (2163 Dundas Street) is comprised of two self-contained units: a large, 2-level three bedroom suite on the main and upper floors, and a one bedroom basement suite with in-suite laundry on the lower floor.



Amenities

● Cafes/Bakeries

1. Far Out Coffee Post
2. Pallet Coffee Roasters
3. Platform 7 Coffee
4. Doe Coffee
5. Bump N Grind Cafe
6. Breka Bakery & Café
7. La Luce Cafe

● Shopping/Services

1. NoFrills
2. Bosa Foods
3. Donald's Market
4. Shoppers Drug Mart
5. London Drugs
6. Choices Markets
7. McGill Grocery


● Dining/Entertainment

1. Yolks
2. Pepino's Spaghetti House
3. Via Tevere Pizzeria
4. The Lunch Lady
5. The Red Wagon
6. Sushi Nanaimo
7. Pho Dundas

● Recreation

1. Pandora Park
2. Hastings Park
3. Burrard View Park
4. Hastings Community Centre

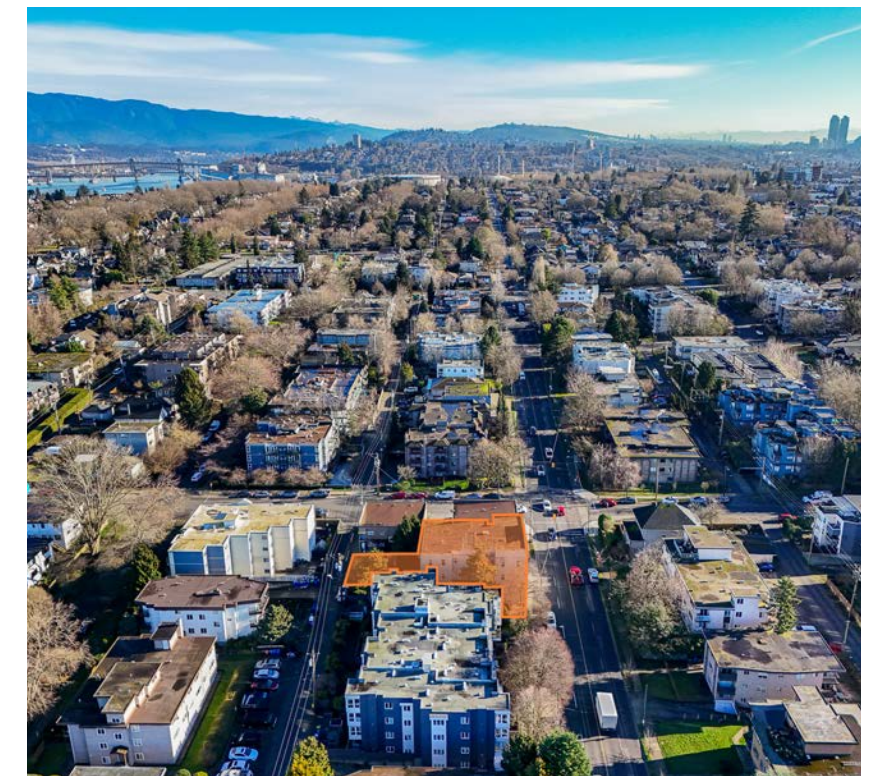
 **Templeton Secondary School**

 **Hastings Elementary School**

WALK SCORE

Very Walkable

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