

For Sale

Marcus & Millichap
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MULTIFAMILY GROUP

IPA INSTITUTIONAL
PROPERTY
ADVISORS
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Oceanview Apartments

850 Dogwood Street, Campbell River, BC

Acquire a premier 5-Storey newly built multifamily rental complex with stunning ocean views in Campbell River, BC



Opportunity

The McEvay Blair Multifamily Group of Marcus & Millichap and Institutional Property Advisors are proud to present Oceanview Apartments (the “Property”), a premier 5-storey newly built multifamily rental complex with stunning ocean views, located in beautiful Campbell River, BC. The Property, situated near the downtown core was built in 2022 by a reputable Lower Mainland developer and offers a diverse suite mix of condo-quality bachelor, one-bedroom, and two-bedroom suites with strong current and historical operational performance with proven upside.



Property Details

Municipal Address 850 Dogwood Street, Campbell River, BC	Suite Mix 79 Units 01 - Bachelor 45 - One Bedroom 33 - Two Bedroom	Parking Residents 50 surface stalls 24 underground Visitor 7 surface stalls	Structure Wood Frame over concrete parkade Height 6 storeys
Legal Description Lot A, Plan VIP6300, District Lot 73, Sayward Land District	PID 005-545-617		



Total Site Size 43,473 square feet	Stabilized NOI \$1,313,228	List Price \$25,975,000
Building Area 63,019.9 square feet	Cap Rate 5.06%	Offering Process Access to the online data room is available upon execution of the digital confidentiality agreement.
Net Rentable sf 55,452 square feet	Assumable CMHC Debt Outstanding Balance* - \$16,098,319.92 Amortization – 40 Years Interest Rate – 2.36% Maturity Date – September 2032	CA & Data Room
Sale Type Share Sale - Held in a Bare Trust		*As of July 2026

Investment Highlights



Institutional-Quality Construction

Newly constructed in 2022 by a reputable Metro Vancouver developer, the property has been built to a high condominium-quality standard, offering modern finishes, superior building systems, and long-term durability with minimal near-term capital requirements.



Compelling Scale with Diverse Suite Mix

The offering comprises a total of 79 residential suites, including 1 bachelor, 45 one-bedroom, and 33 two-bedroom units. This well-balanced mix caters to a broad tenant demographic, supporting stable occupancy and diversified revenue streams.



Proven Professional Management

Oceanview Apartments has been expertly managed by an experienced in-town professional management team, with a demonstrated track record of maintaining the asset to a very high standard. This is reflected in consistently strong historical and in-place occupancy levels.



Strong In-Place Performance with Upside Potential

The property benefits from solid operational fundamentals, with stable cash flow and clear opportunities to further enhance revenue through strategic rental increases and natural tenant turnover.



Attractive Assumable CMHC Financing

The offering includes highly favorable in-place CMHC-insured financing, with a below-market interest rate of 2.36% and term remaining through September 2032.



Extensive Tenant-Oriented Amenities

The property features a comprehensive amenity package including meticulously landscaped grounds, a resident courtyard with gazebo, fenced dog run, community garden plots, dog wash facility, secure underground and surface parking, on-site storage, and a dedicated bike storage, wash, and repair station.



Convenient and Family-Oriented Location

Ideally situated just minutes from downtown Campbell River and the waterfront, the Property benefits from immediate access to key amenities, with Phoenix Junior High School located directly across the street and Carihi Senior Secondary and École des Deux Mondes elementary schools nearby.



Efficient Floor Plans with Upscale Finishing

Suites are thoughtfully designed with efficient layouts and high-end interior finishes, including in-suite laundry, quartz countertops, full stainless steel appliance packages, attractive vinyl flooring, and private balconies or patios.



Tax-Efficient Acquisition Structure (Bare Trust)

The asset is held in a bare trust structure, providing investors with the opportunity to achieve meaningful savings on closing costs, enhancing overall acquisition efficiency.



Tenant Amenity Package

- Resident courtyard with gazebo, fenced dog run, and community garden spaces
- Pet friendly with dog wash facility
- Bike storage, wash, and repair facility
- Ample secured underground parking and surface parking available including guest parking.
- Secured FOB entry
- Resident storage on each floor



Suite Features

- Full stainless steel appliance package including fridge, stove, dishwasher, and microwave
- Quartz counter tops in kitchen and bathrooms
- Custom cabinetry
- In-suite laundry.
- Balcony or patio
- Generous closet and storage space
- Spacious, bright, and efficient layouts

Suite Mix

Unit Type	# of Units	Average Size
Bachelor	3	405 sf
1 Bedroom	16	533 sf
2 Bedroom	15	775 sf
3 Bedroom	4	1,078 sf





Retail & Dining

- Cafes/Bakeries
 - 1. Freya
 - 2. The Java Shack
 - 3. Meera Bakery Cafe
 - 4. The Fork and Arrow

- Shopping/Services
 - 1. No Frills
 - 2. Shoppers Drug Mart
 - 3. Bulk Barn
 - 4. St Jean's Cannery
 - 5. Campbell River Community Centre

- Dining/Entertainment
 - 1. Fratelli Pizzeria
 - 2. Miki's Breakfast & Sushi
 - 3. Beach Fire Brewing
 - 4. Royal Aroma
 - 5. Sushi Mong
 - 6. Session Taproom + Kitchen
 - 7. Match Eatery



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