For Sale

Marcus & Millichap
MCEVAY | BLAIR
MULTIFAMILY GROUP

Elliot Manor

210 Agnes Street, New Westminster, BC

Extensively upgraded 18-suite apartment building featuring two expansive penthouse units in New Westminster's historic Downtown.

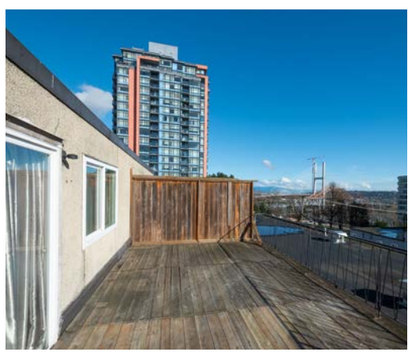
Opportunity

The McEvay Blair Multifamily Group of Marcus & Millichap is pleased to present the opportunity to acquire Elliot Manor, a professionally managed 18-suite rental apartment building located at 210 Agnes Street in New Westminster (the "Property").

Ideally situated within walking distance of Columbia SkyTrain Station, the Fraser River waterfront, Queen's Park, and Columbia Street's shops and restaurants. The Property is exceptionally well positioned in one of Metro Vancouver's most transit connected and livable urban communities.

Significantly upgraded between 2017 and 2025, including new windows, siding, roof, and suite renovations. The Property offers an incoming owner a well-maintained asset with minimal near-term capital requirements. A diverse suite mix of nine one-bedrooms, six two-bedrooms, two two-bedroom penthouses, and one three-bedroom generates stable in-place income with meaningful rental upside upon turnover.

Elliot Manor presents investors with a rare opportunity to acquire a stabilized downtown New Westminster apartment building with professional management and a clear path to income growth. Positioned in one of Metro Vancouver's most transit accessible and renter driven multifamily markets.



Salient Details

Address
210 Agnes Street, New Westminster

PID
030-070-643

Year Built
1962

Lot Size
8,705 sf

Net Rentable
13,275 sf

18 Units
9-1 Bedroom, 6-2 Bedroom,
1-3 Bedroom, 2-2 Bedroom Penthouse

Construction
3-Storey + Penthouse Wood-Frame

Laundry
One Set of Leased Laundry Machines

Net Income
$240,292

Cap Rate
4.95%

List Price
$4,850,000

Financing
Assumable Debt Available

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

CA & Data Room

Investment Highlights

Extensive Upgrades

Significant capital upgrades completed from 2017-2025, including new windows, siding, roof, and suite renovations.

Desirable Location

Prime Downtown New Westminster location steps to transit , daily amenities, and the waterfront, offering great walkability for tenants.

Solid Yield With Considerable Upside

Significant upside on below market rents further adds to an already strong going-in cap rate with little capital expenditure needed.

Attractive Suite Mix

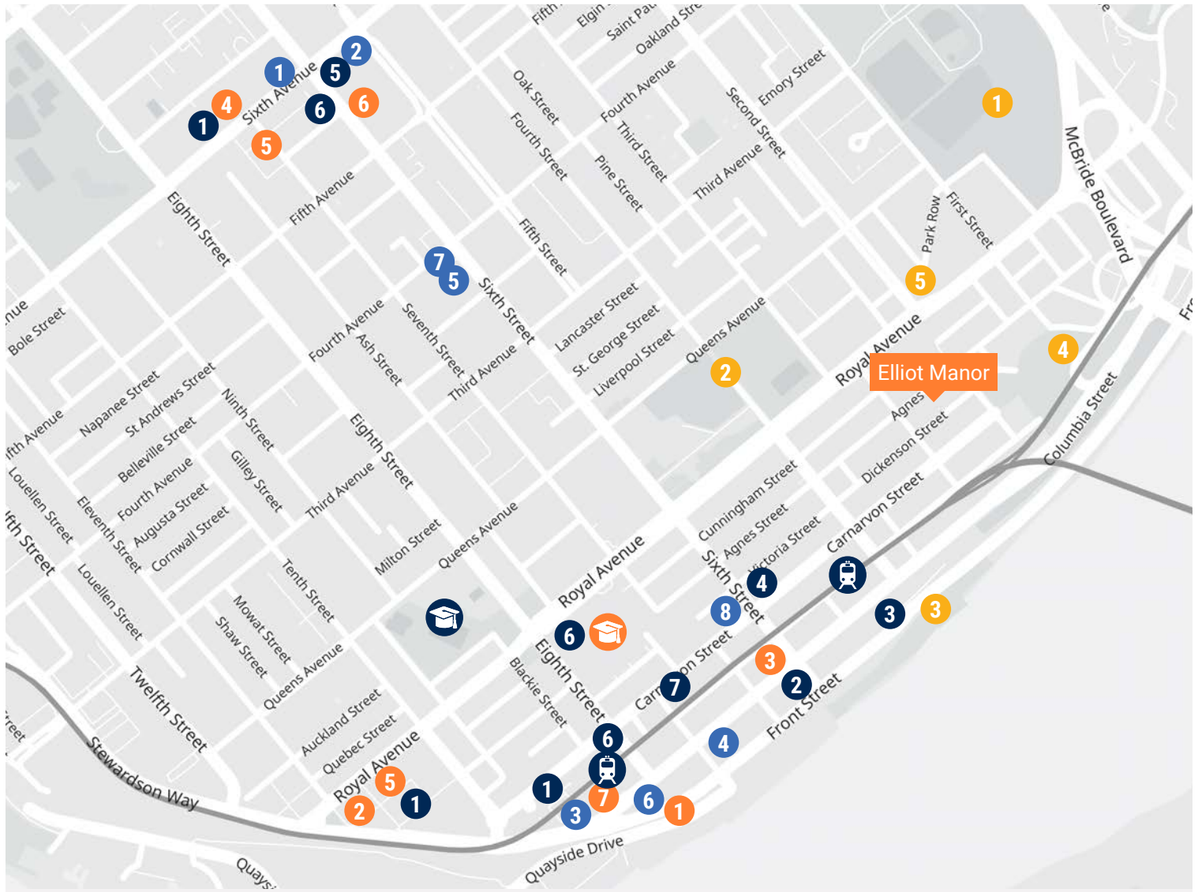
Oversized suites with an attractive mix of units including one, two, and three bedroom layouts including two penthouse suites featuring large decks with expansive river views overlooking Downtown New Westminster.

Below Market Assumable Debt

Assumable CMHC insured mortgage with a balance of approximately $2.066M at a rate of 2.07% with term remaining until June 2030.

Professionally Managed

Turn-key investment for new ownership complete with professional property management.



Amenities

Cafes/Bakeries

1. Starbucks
2. Hive Cafe
3. Mukasi Coffee Roasters
4. Coasters Coffee
5. Waves Coffee House
6. Tim Hortons
7. The Hide Out Cafe

Shopping/Services

1. City Avenue Market
2. BC Liquor
3. Gastronomia Italia
4. Walmart Supercentre
5. Save-On-Foods
6. London Drugs
7. Safeway

Dining/Entertainment

1. White Spot
2. Rocky Point Ice Cream
3. Landmark Cinemas
4. El Santo
5. Taqueria Playa Tropical
6. Kelly O'Bryan's
7. The Peri Peri Shack

Recreation

1. Queen's Park
2. Tipperary Park
3. Westminster Pier Park
4. Albert Crescent Park
5. Clinton Park

Expo Line Stations

Fraser River Middle School

Douglas College

WALK SCORE
Very Walkable
88

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