

NAI APARTMENTS

NAICommercial



10-Unit Apartment Building in Fairview Neighbourhood

1035 WEST 12TH AVENUE, VANCOUVER, BC

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WITHIN WALKING DISTANCE

- WAVES COFFEE
- JOHN 3:16 MALAYSIAN
- SAIKO SUSHI
- TASTE OF VIETNAM
- DALINA CAFE
- TOZEN SUSHI BAR
- SCOTIABANK
- ELE CAFE
- TIM HORTONS
- BANANA LEAF
- MEAT & BREAD
- WELLNESS PHARMACY
- DYNASTY SEAFOOD
- A&W

1035
W 12TH

W BROADWAY

FUTURE OAK-VCH

VANCOUVER
GENERAL HOSPITAL

W 12 AVE

Location Overview

1035 West 12th Avenue is situated in the desirable Fairview neighbourhood, between Oak and Granville Streets. This prime location offers direct access to Vancouver General Hospital, the Broadway Corridor, and an array of shops, services, and restaurants along West Broadway and Granville Street.

Residents benefit from proximity to major employment centers, including VGH, medical offices, and downtown Vancouver, making the site ideal for both renters and future redevelopment. The property is within walking distance of Granville Island, Charleson Park, and False Creek South, enhancing its appeal to long-term tenants.

Transit access is excellent with multiple bus routes along Oak, Granville, and Broadway, as well as the nearby Canada Line at Broadway–City Hall Station. The future Broadway Subway extension to Arbutus, and the planned extension to UBC, will further improve east–west connectivity across Vancouver and significantly enhance the site's accessibility.

Property Overview

Constructed in 1955 1035 West 12th Avenue is a 10-suite rental building situated on a 6,261 SF lot. The building offers a stable income stream while providing high rise redevelopment potential under the Broadway Plan.

Summarized Rent Roll

Average Rents:

1-Bedroom	\$1,315/month
2-Bedroom	\$1,809/month

Stabilized Income & Expenses:

Total Annual Income	\$187,140
Total Operating Expenses	\$44,496
Net Operating Income	\$142,644



Request access to the data room for rent roll



Investment Highlights

Prime Location

- ▶ Positioned in Vancouver's Fairview neighbourhood, close to Vancouver General Hospital, West Broadway amenities, and transit

Redevelopment Potential

- ▶ Currently zoned R5-3 High Rise Apartments and Mixed use Residential and is in FSOA- Fairview South area A of the Broadway plan
- ▶ Properties near by applying for rezoning under the Broadway Plan

Transit-Oriented Area (TOA)

- ▶ Within 400 meters of the future Oak-VGH Station
- ▶ Qualifies as a provincial Transit-Oriented Development Area

Stable Holding Income

- ▶ Existing rental building provides ongoing cash flow with future upside from redevelopment

Value Add Opportunity

- ▶ Three suites are currently vacant, providing an immediate opportunity for upgrades and repositioning to achieve premium rents

Building Features

- ▶ Five surface parking stalls located at the rear of the building
- ▶ Shared laundry room equipped with a building-owned washer and dryer for tenant use

Heat & Electrical

- ▶ Heat is provided by hot water radiators powered by a natural gas boiler
- ▶ Each suite is individually metered and serviced by the building's electrical system
- ▶ Suites are upgraded to breaker panels

Property Details

Legal Description:

Lot 14, Block 395,
Plan VAP1276,
District Lot 526, New
Westminster Land
District

PID:

014-684-284

Lot Size:

6,250 SF
(50' x 125')

Zoning:

RM-3

Year Built:

1955

Property Taxes (2025):

\$14,0448

Suite Mix:

1-Bedroom	8
2-Bedroom	2
Total	10

Parking:

5 surface stalls

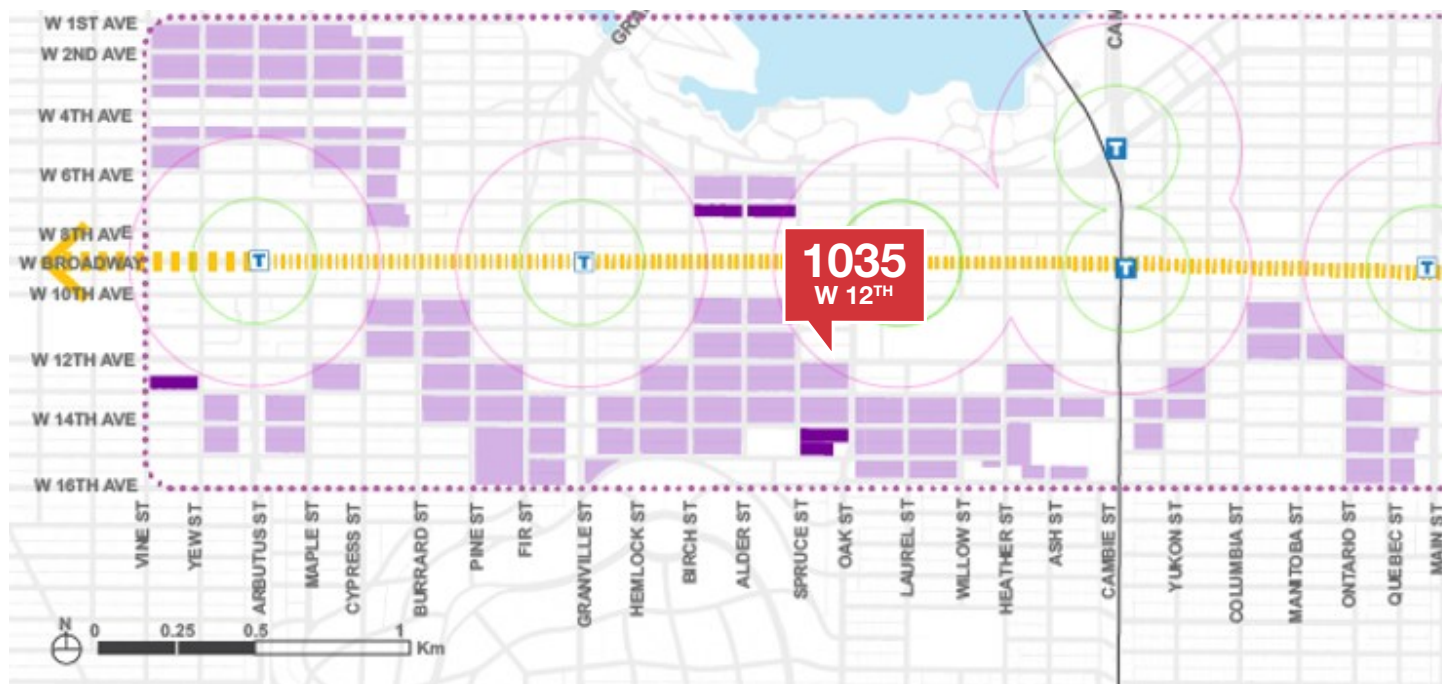
Price:

Contact agents

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Broadway Plan

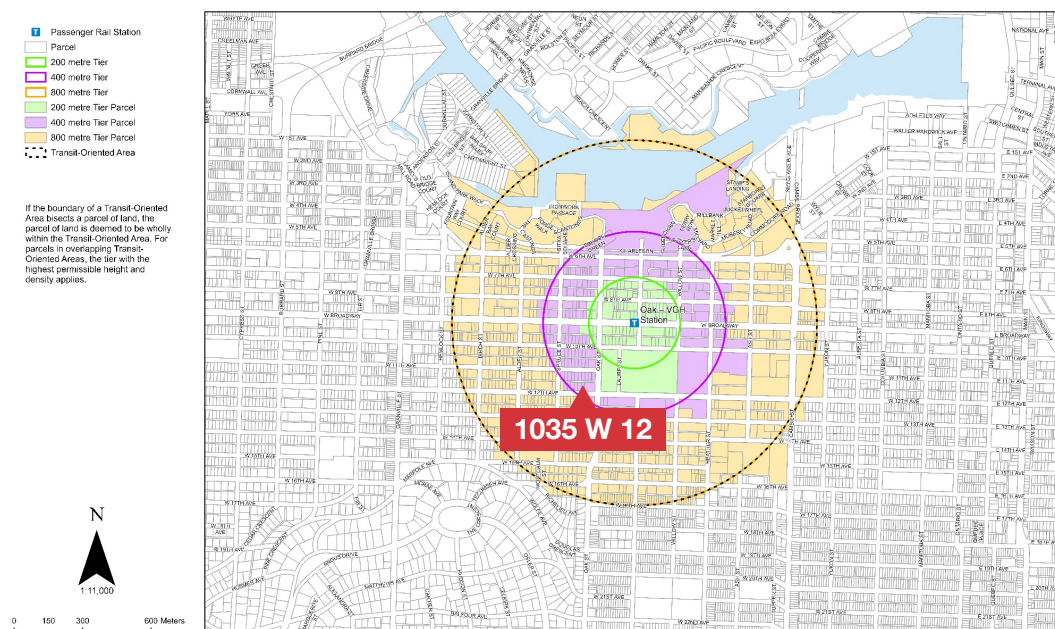
Figure 7.4 – Tower Limits

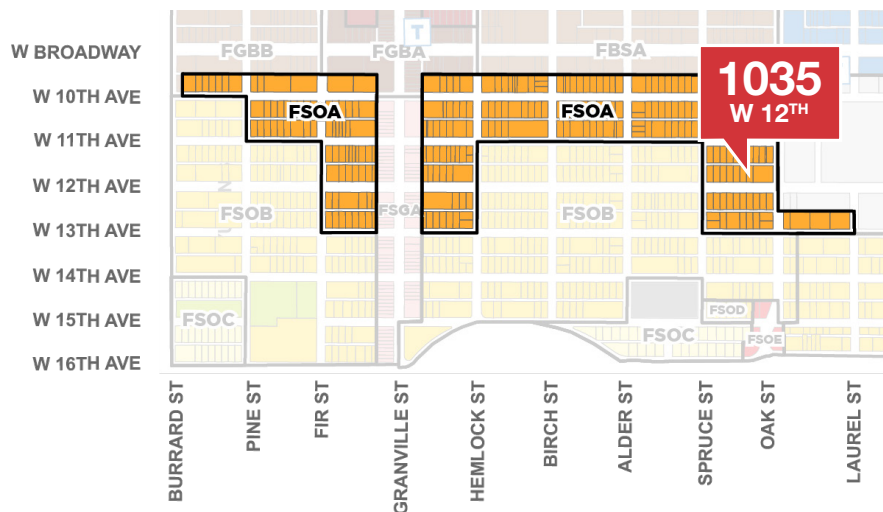


Legend

- Broadway Plan Area
- Future Broadway Subway
- Future Millenium Line UBC Extension
- Millenium Line
- Current SkyTrain Network
- Existing Rapid Transit Station
- Future Rapid Transit Station
- 200 metre Tier
- 400 metre Tier
- 800 metre Tier
- Residential Areas - 1 Tower Limit
- Residential Areas

Transit-Oriented Area - Oak-VGH Station



**Intent**

Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.

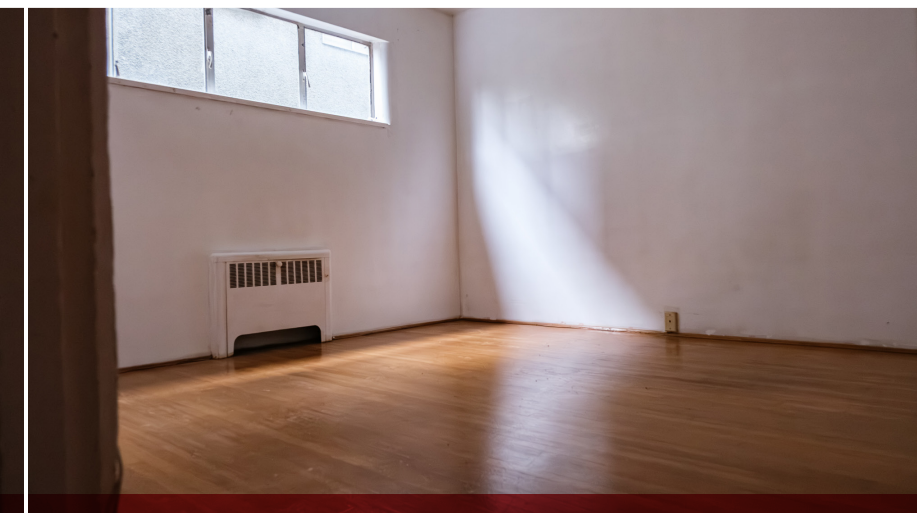


9.9.1 FSOA Policy Summary Table

Policy Area	Fairview South - Area A			FSOA
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing.	• A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).
	• “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.			

Additional Policies

- 9.9.2 For limits on the number of towers permitted on a block or block face refer to 7.4 Tower Limit Policies.
- 9.9.3 Minor increases in height and density will be considered for delivery of ground floor local-serving retail/service uses or childcare. In tower forms, additional density should be limited to approximately 0.3 FSR. The combined floor area for retail/service uses should be a minimum of 139 m² (1,500 ft.²), or for childcare a minimum of 186 m² (2,000 ft.²).
- 9.9.4 For 6-storey apartment buildings, minor increases in density may be considered where 100% of the residential floor area is social housing, generally following the provisions for social housing in the RR-2C district schedule and associated requirements.



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