



**FOR SALE**

**2280  
McGILL**

VANCOUVER | BC

## 20-Unit Apartment Building in Grandview Neighbourhood

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\*Personal Real Estate Corporation





## Property Overview

Constructed in 1966, the property is a well-maintained three-storey apartment building situated on McGill Street in the Cedar Cove area of Grandview Woodlands. The building is situated on a 12,006 SF lot with a surface-level parking area at the rear. The property is designated for a 6-storey apartment at a density of up to 2.40 FSR within the Grandview-Woodland Community Plan offering long-term redevelopment potential.

The building has a suite mix of 14 one-bedrooms, 3 two-bedrooms, and 3 bachelor suites most of which are equipped with a balcony or patio. Each suite is separately metered for hydro, paid by the tenants. The heating is supplied via hot water baseboard radiators with a new IBC high-efficiency boiler and hot water tank recently upgraded.

## Summarized Rent Roll

### Average Rents:

Bachelor	\$885/month
1-Bedroom	\$1,218/month
2-Bedroom	\$1,385/month

### Annual Income:

Annual Rental Income	\$286,260
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 **Request access to the data room for rent roll**

## Investment Highlights/Building Upgrades



Designated for 6-storey apartment (density of up to 2.40 FSR)



Torch on roof replaced approximately 2010



New IBC high-efficiency boiler and hot water tank





## Salient Details

**Legal Description:**

Lot 11 & 12, Block 7, Plan VAP178, District Lot 184, New Westminster Land District

**PID:**

015-694-160  
015-694-178

**Lot Size:**

12,078 SF  
(99' x 122')

**Zoning:**

RM-3A

**Year Built:**

1966

**Property Taxes (2024):**

\$17,879

**Suite Mix:**

Bachelor	3*
1-Bedroom	14
2-Bedroom	3
<b>Total</b>	<b>20</b>

\*1 unauthorized

**Price:**

Contact listing agents

**NAIAPARTMENTS.CA**





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