



FOR SALE

8-Unit Apartment Building on 5,569 SF Corner Lot 2425 ALMA STREET, VANCOUVER, BC

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WITHIN WALKING DISTANCE

- MAINICHI SUSHI
- CAFFE W
- JO'S ITALIAN DELI
- BROWNS SOCIALHOUSE
- GROUNDS FOR COFFEE
- 7-ELEVEN
- MR. FALAFEL
- TRUE CONFECTIONS
- HYNES' IRISH PUB
- THE EATERY
- STORM CITY COFFEE
- GREEN LEAF SUSHI
- ANGRY OTTER LIQUOR
- TD BANK
- MCDONALD'S

Location Overview

2425 Alma Street is in the prestigious West Point Grey / Kitsilano area, offering excellent access to both vibrant commercial corridors and tranquil residential streets. The property enjoys walkable access to local shops, cafés, and services along West Broadway and Dunbar Street, while still providing peaceful proximity to parks and green space.

With a Walk Score of 97, this location is a walker's paradise, meaning daily errands can be done without reliance on a car. Transit access is also strong, with multiple bus routes serving the area and excellent connectivity to downtown, the University of British Columbia, and other parts of the city.

Property Overview

Built in 1957, 2425 Alma Street is a three-storey wood-frame apartment building on a corner lot, comprising 8 one-bedroom suites (approx. 630 sq ft each) with hardwood floors. The lot area is 5,569 sq ft.

The building has maintained its structural integrity and offers stable rental income. The current configuration presents an attractive holding asset in a highly desirable area.

Summarized Rent Roll

Average Rents:

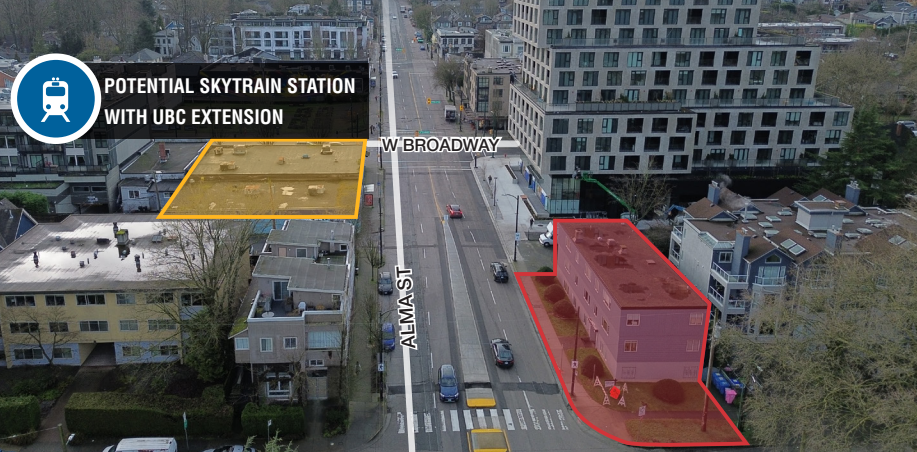
1-Bedroom \$1,589/month

Stabilized Income & Expenses:

Total Annual Income	\$154,385
Total Operating Expenses	\$34,177
Net Operating Income	\$120,971

Request access to the data room for rent roll





Property Details

Legal Description: Lot 8, Block 193, Plan VAP4581, District Lot 176, New Westminster Land District

PID: 011-489-235

Lot Size: 5,569 SF (44.55' x 125')

Zoning: RM-4

Year Built: 1957

Property Taxes (2025): \$10,411

Suite Mix: 8 one-bedroom suites

Parking: 4 stalls

Price: \$3,650,000

Investment Highlights

Prime West Point Grey / Kitsilano Location

- ▶ Ideally positioned at the edge of Vancouver's West Point Grey and Kitsilano neighbourhoods
- ▶ Within steps of Broadway and Dunbar amenities
- ▶ Excellent access to downtown and UBC

Stable Income Asset

- ▶ Comprised of eight one-bedroom suites, each with hardwood flooring
- ▶ Currently provides reliable rental income

Redevelopment / Consolidation Potential

2425 Alma Street is located approximately 22 metres from 3675 West Broadway. In 2024, 3675 West Broadway was acquired by the BC Transportation Financing Authority, a Crown corporation mandated to plan, acquire, construct, hold, improve, and operate transportation infrastructure throughout British Columbia.

The SkyTrain Millennium Line is currently being extended along Broadway to Arbutus Street, with a further extension to the University of British Columbia under active review. In a City of Vancouver staff report dated March 29, 2022, the proposed long-term SkyTrain route to UBC identifies a future station location at or near 3675 West Broadway



Should the SkyTrain extension to UBC proceed as proposed, 2425 Alma Street would fall within approximately 200 metres of a SkyTrain station. This proximity would position the property for Tier 1 Transit-Oriented Development designation, potentially allowing building heights of up to 20 storeys and a minimum floor space ratio (FSR) of 5.0, subject to City approvals and policy at the time of redevelopment.



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