



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
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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





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

Zoned RM-4 (Multiple Dwelling), the site is suitable for higher density residential use, and its corner-lot configuration offers the possibility of future consolidation with adjacent parcels to create a larger redevelopment opportunity.

High Walk & Transit Scores

The property has a Walk Score of 97, classifying it as a "Walker's Paradise," and excellent transit service that connects directly to downtown Vancouver and the University of British Columbia. This level of accessibility ensures long-term rental demand and strong redevelopment appeal.

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: Contact agents

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