

**PRICE
REDUCED**

NAI APARTMENTS

NAICommercial



FOR SALE
3040
NANAIMO ST
Vancouver, BC

17-Unit Apartment Building in Renfrew Heights

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Property Overview

NAI Apartments is pleased to offer the opportunity to acquire a 17-unit apartment building.

Summarized Rent Roll

Average Rents:

Studio	\$492/month
1-Bedroom	\$1,081/month
2-Bedroom	\$1,201/month

Annual Income:

Net Operating Income	\$150,554
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 **Request access to the data room for rent roll**

Investment Highlights and Building Upgrades



Coveted Location:

Close to schools, parks and Trout Lake.



Recent Improvements:

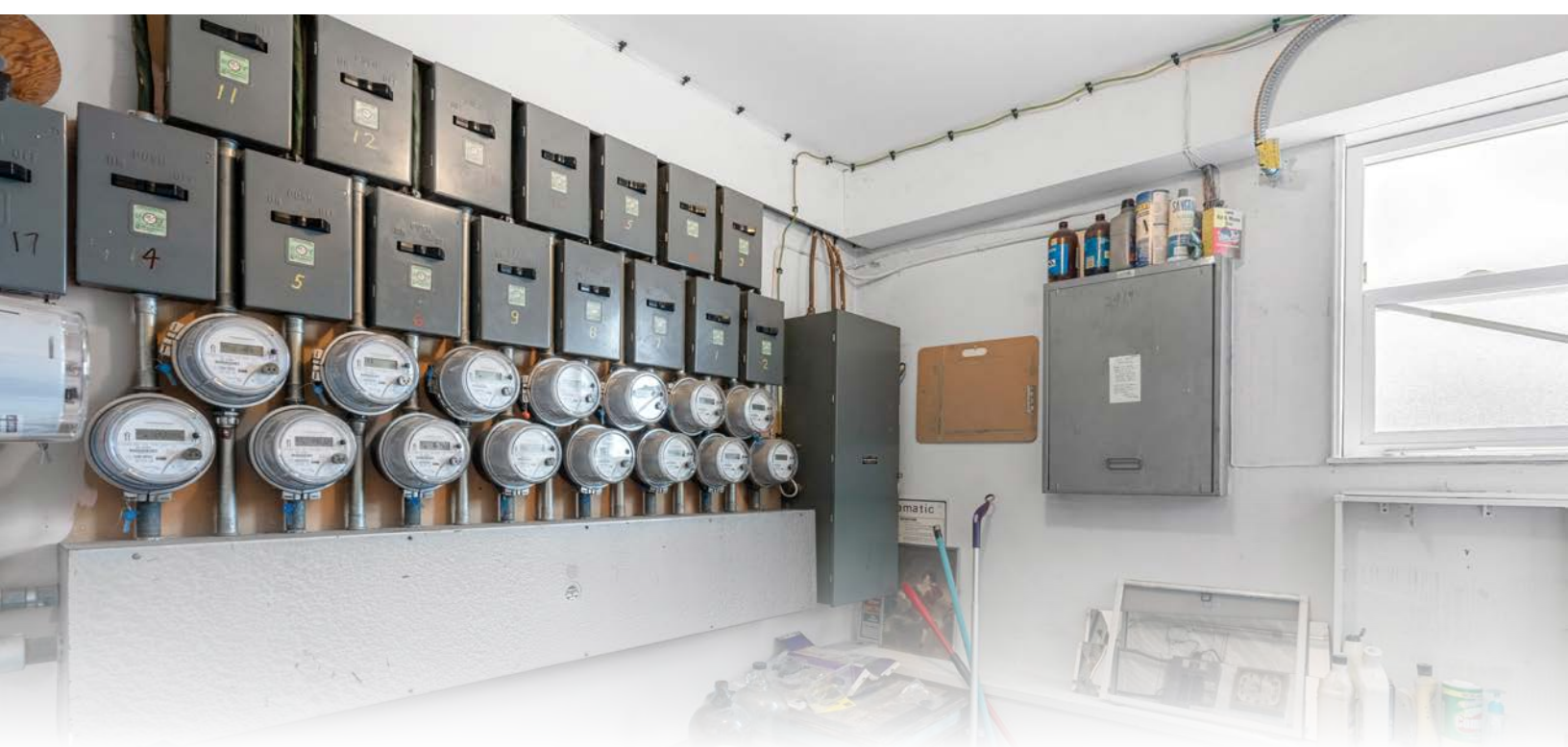
New windows, recently painted exterior and common areas. Updated plumbing. New hot water tanks.

Salient Details

Legal Description:	Lot 3, Block U, Plan Vap11660, District Lot Thsl, Section 45, New Westminster Land District	
PID:	006-913-652	
Lot Size:	9,606 SF (80.02' x 120.05")	
Zoning:	RM-3A	
Year Built:	1959	
Property Taxes:	\$14,731 (2024)	
Suite Mix:	Studio	2*
	1-Bedroom	12
	2-Bedroom	3
	Total	17
	*1 Unauthorized	
Parking:	9 surface stalls	
Price:	\$6,300,000	\$6,180,000

NAIAPARTMENTS.CA





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