



FOR SALE

Mixed-use strata rental building 9 residential and 1 retail unit 5621 DUNBAR, VANCOUVER, BC

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Property Overview

Very rare opportunity to acquire a mixed-use strata rental building consisting of 10 units: 9 residential and 1 retail unit located in Dunbar area. Excellent suite mix with majority being 2-bedroom plus den. Constructed in 2005, this well maintained and secure building has a fob accessed elevator and secured covered parking. Each suite has their own hot water tank located in the mechanical room and ensuite washer, dryer and dishwasher in the kitchen. All the residential units have ensuite bathroom in the master bedroom. Low maintenance building heated with electric heating system.

Location Overview

The subject site is nestled in the quiet Dunbar-Southlands neighbourhood within walking distance to grocery stores, restaurants, shopping and transit. Save-On-Foods and H-Mart are just a doorstep away. The R4, 41 and 49 bus routes go to the Oakridge-41st Avenue SkyTrain Station within 15 minutes and in the other direction, to UBC. Within 1km are Crofton House Private School, Southland Elementary and 3 parks.

Summarized Rent Roll

Average Monthly Rents

1-Bed + Den	\$2,180
2-Bedroom	\$2,868
2-Bed + Den	\$2,702
Commercial	\$2,861

Total Yearly Income	\$327,836.40
Total Expenses	\$71,074
Net Operating Income	\$256,184.05

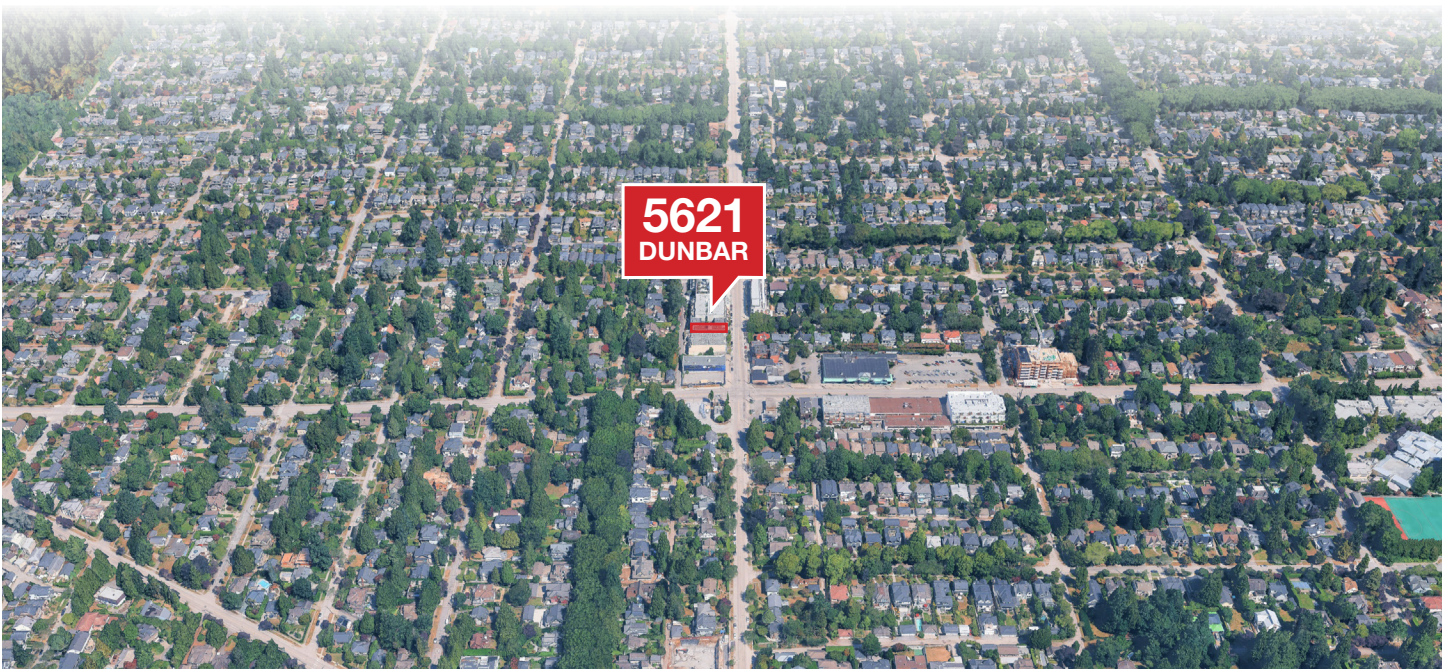
 **Request access to the data room for rent roll**



Transit Oriented Area

In June 2024, the Province of British Columbia introduced Transit-Oriented Development Areas (TOAs) to encourage higher-density housing near major transit hubs. Properties located within 800 metres of a SkyTrain station, or 400 metres of a major bus exchange are now subject to minimum provincial density requirements. 5621 Dunbar Street qualifies as a TOA site, as it is situated within 200 metres of the Dunbar Loop Exchange and benefits from a minimum permitted Floor Space Ratio (FSR) of 4.0.

Transit-Oriented Area - Dunbar Loop Exchange





Property Details

Legal Description:

36 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1 Or V, As Appropriate

PID:

026-181-215 026-181-231 026-181-240 026-181-223 026-181-274 026-181-258 026-181-266 026-181-304 026-181-282 026-181-291

Lot Size: 5,117 SF (approx.)

Zoning: C-2

Year Built: 2005

Total Assessed Value (2026): \$ 8,765,000.00

Total Property Taxes (2025): \$32,940.88

Suite Mix:	1-Bed + Den	1
	2-Bedroom	4
	2-Bed + Den	4
	Commercial	1
	Total	10

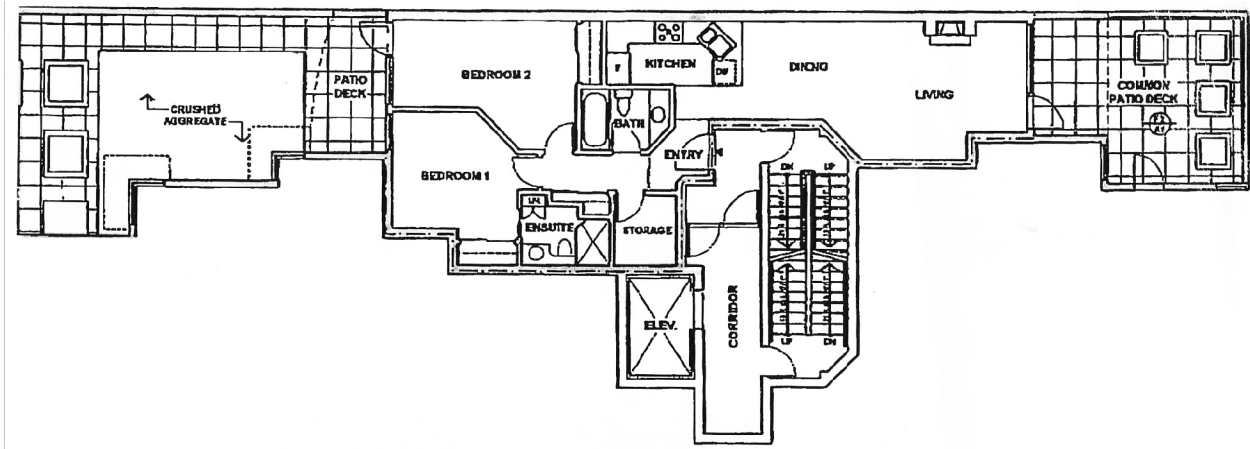
Financing: Treat as clear title

Price: \$7,800,000

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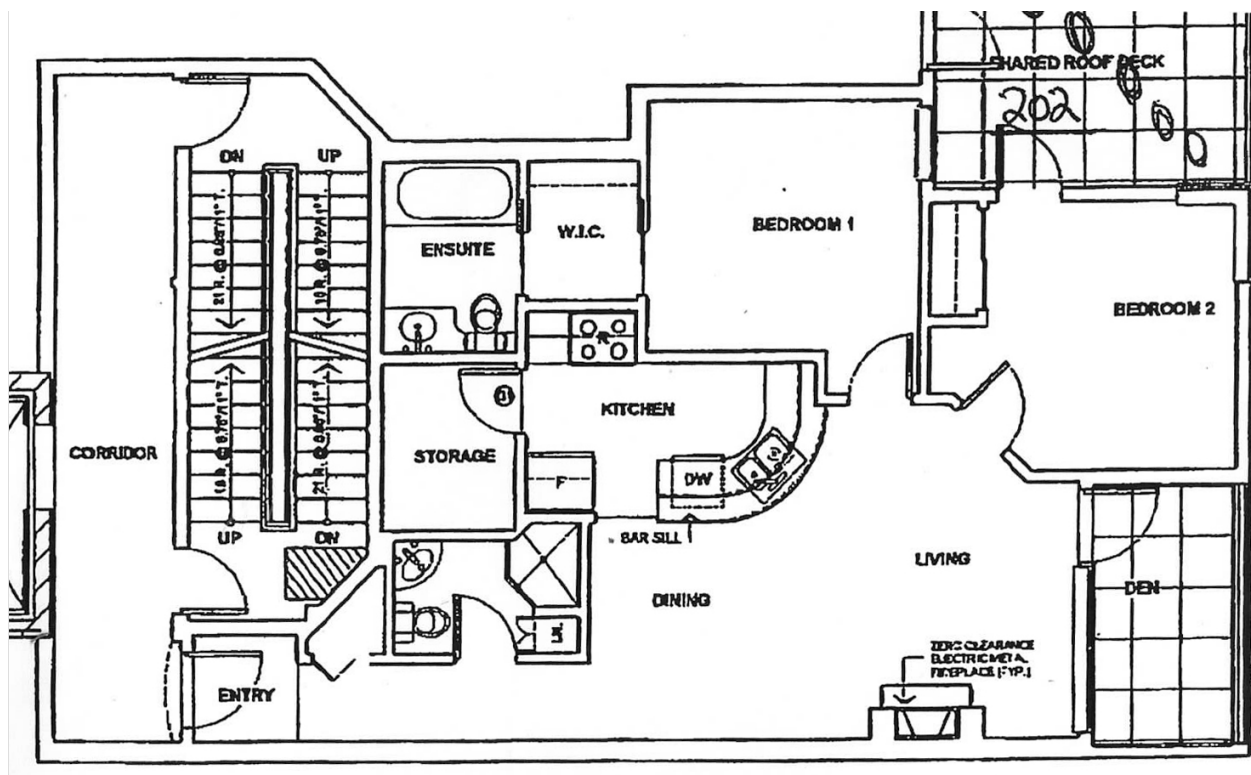
Suite 201: 2-Bedroom (920 SF)

2 Bath, 2 Patio Decks



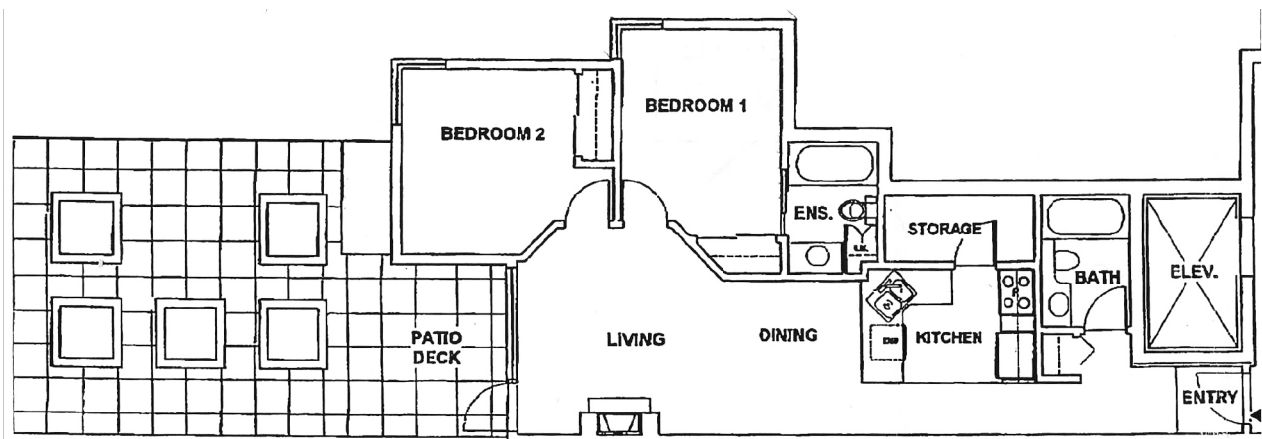
Suite 202: 2-Bedroom + Den (880

2 Bath, 1 Patio Deck



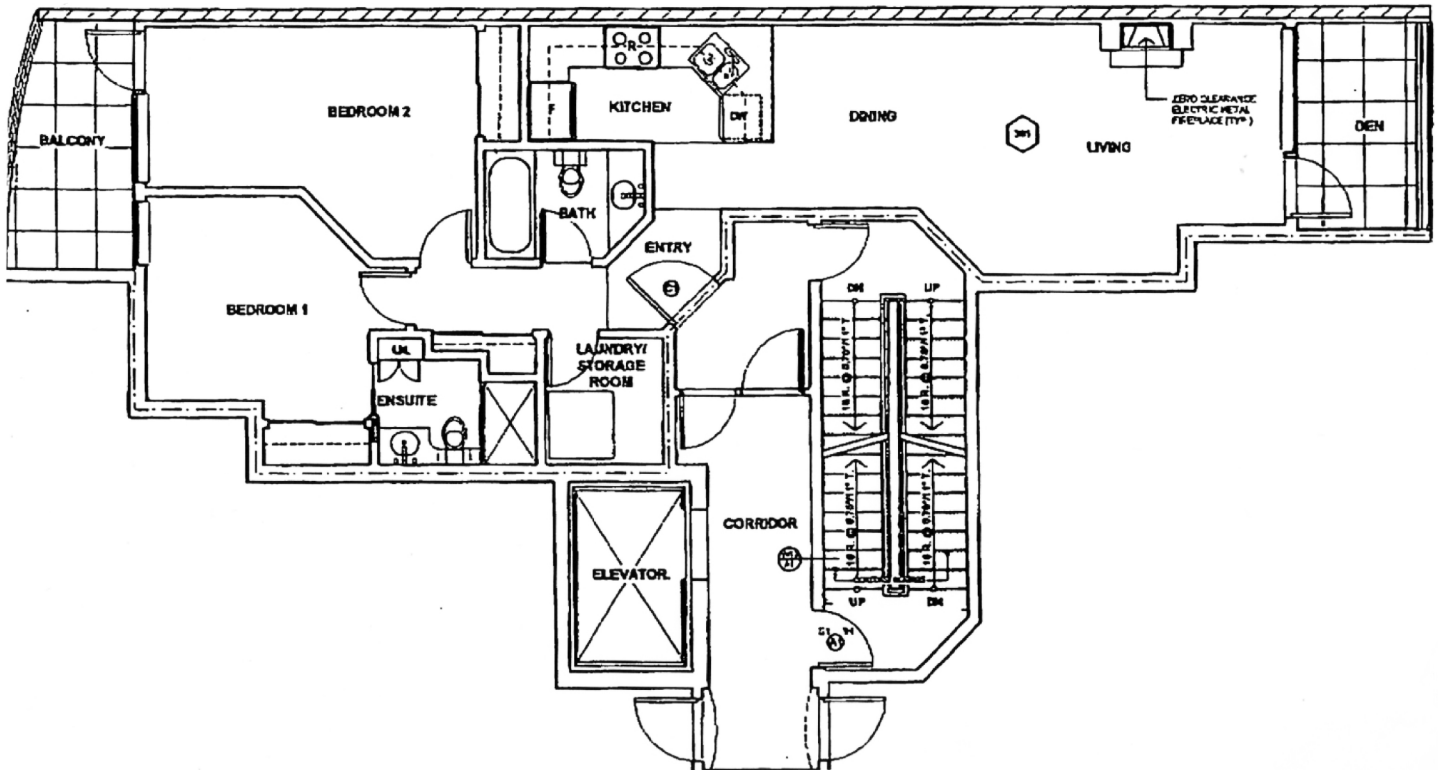
Suite 203: 2-Bedroom (880 SF)

2 Bath, 1 Large Patio Deck



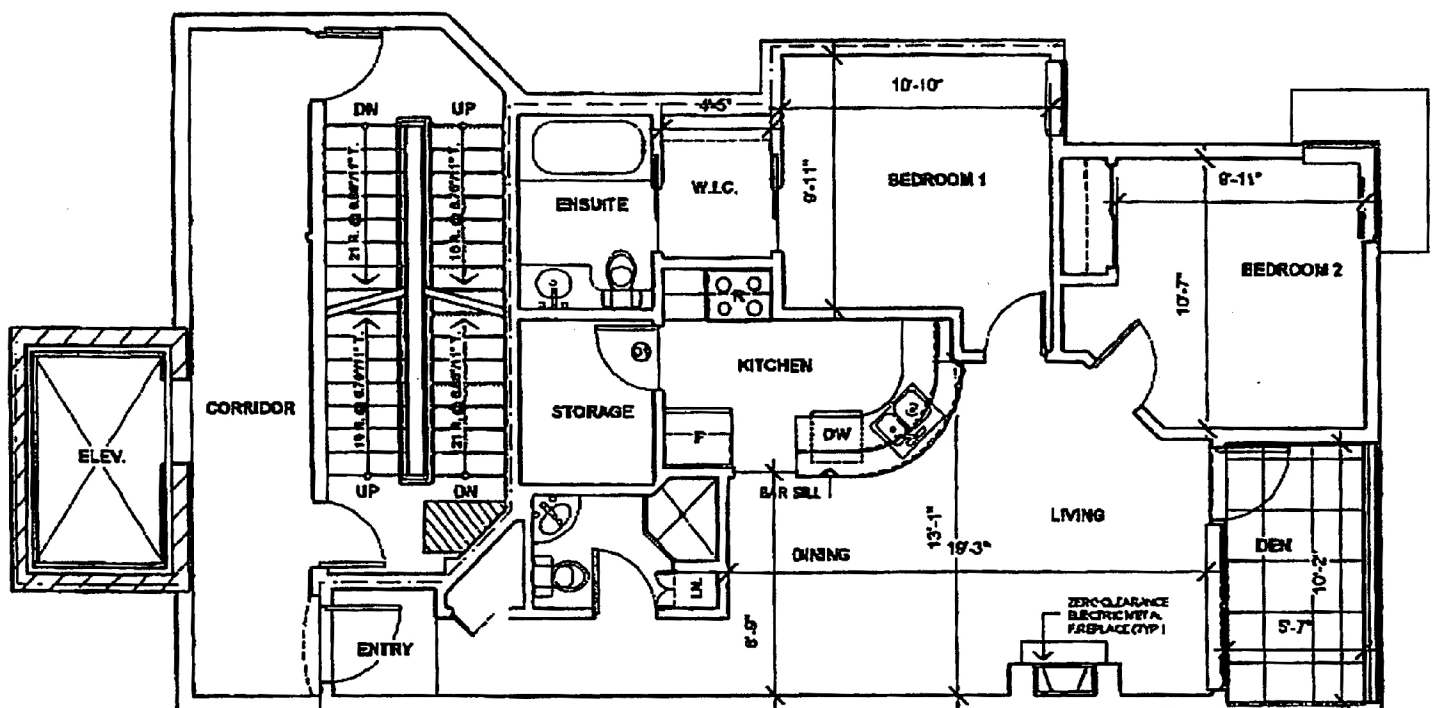
Suite 301 & 401: 2-Bedroom + Den (950 SF)

2 Bath, 1 Patio Deck



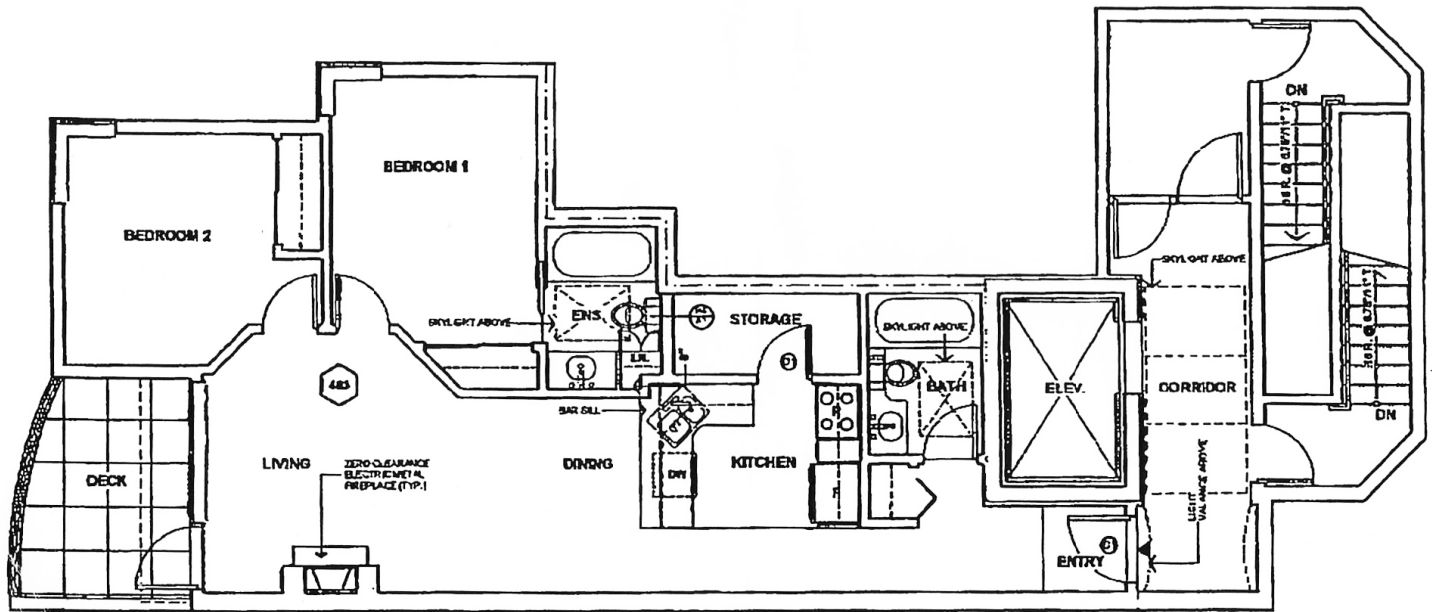
Suite 302: 2-Bedroom + Den (880

2 Bath



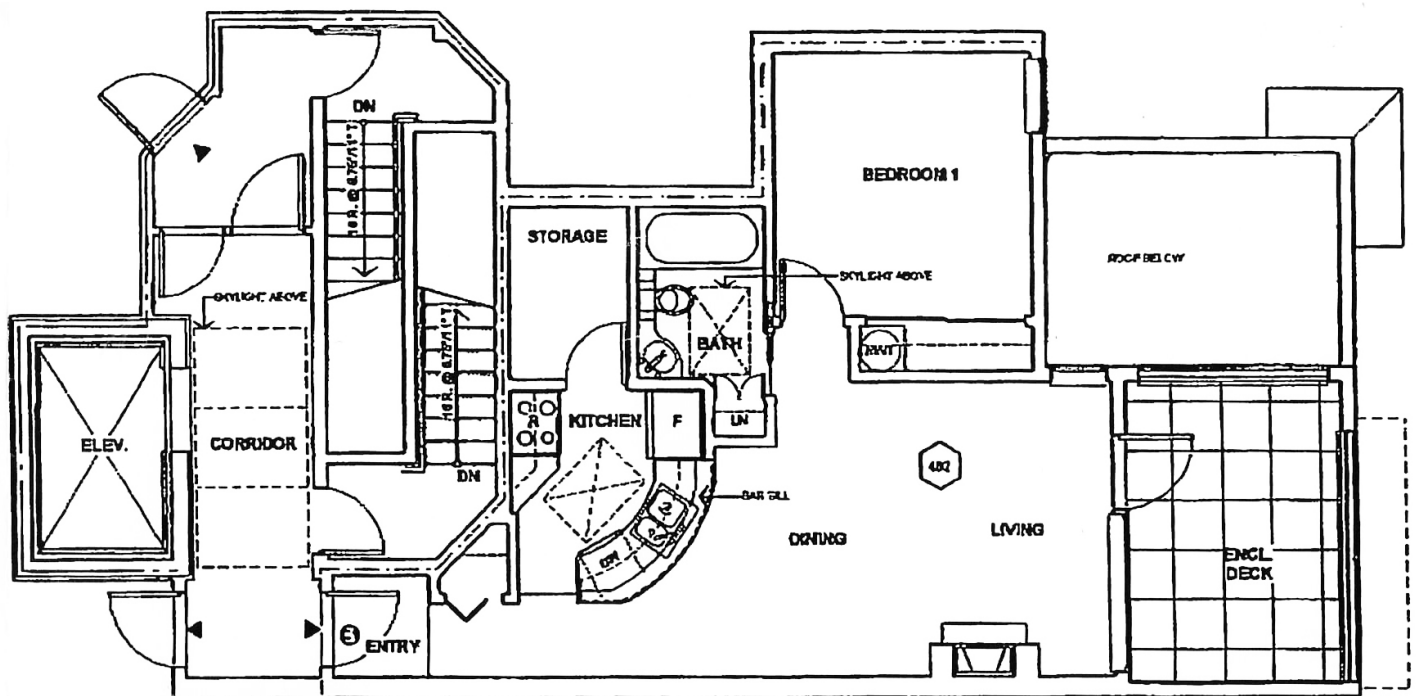
Suite 303 & 403: 2-Bedroom (840 SF)

2 Bath, 1 Patio Deck



Suite 402: 1-Bedroom + Den (730 SF)

1 Bath, 1 Patio Deck





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