NAI | APARTMENTS

NAI Commercial



FOR SALE

19-Unit Apartment Building in South Burnaby

7030 HALL AVENUE, BURNABY, BC

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Location Overview

7030 Hall Avenue is located in the desirable South Burnaby neighbourhood, an established and highly accessible residential community within proximity to Highgate Village, Edmonds Town Centre, Kingsway, and Metrotown.

The property benefits from a quiet residential setting while remaining near major commercial corridors, shopping areas, restaurants, cafés, grocery stores, banks, pharmacies, and everyday services.

Residents enjoy convenient access to a wide range of neighbourhood amenities, including nearby parks, schools, community facilities, and recreation options. The surrounding area offers a strong combination of residential character and urban convenience, making it attractive to a broad tenant base.

The area is well served by public transit, with nearby bus service and convenient access to Edmonds SkyTrain Station. This provides quick access to New Westminster, Metrotown, Downtown Vancouver, and other major employment centres across Metro Vancouver.

This strong transit accessibility, combined with the surrounding amenity base and established residential character, supports long term rental demand and contributes to a stable rental environment.

Property Overview

Built in 1967, 7030 Hall Avenue is a three storey wood frame apartment building comprising 19 residential suites.

The property sits on a 15844 square foot lot and features 18 one bedroom and one two-bedroom units.

This offering represents an attractive opportunity to acquire a stable multifamily asset in a supply constrained rental market with strong long term fundamentals.





Investment Highlights

- **Prime South Burnaby Location**

Situated in an established and highly accessible residential neighbourhood with strong tenant demand driven by proximity to amenities, schools, shopping, parks, and transit.

- **Transit and Connectivity**

Convenient access to nearby bus routes, Edmonds SkyTrain Station, Kingsway, and major transportation corridors, providing strong connectivity throughout Burnaby and Metro Vancouver.

- **Stable Cash Flow with Upside**

Stable in place income with the potential to increase revenue over time through suite turnover, rental repositioning, and improved management.

- **Strong Rental Market Fundamentals**

Burnaby continues to benefit from population growth, high housing costs, limited purpose built rental supply, and strong demand for well located rental accommodation.

- **Lot Size and Future Potential**

The property sits on a 15,845 square foot lot, measuring approximately 132 feet by 120 feet. The generous site size supports long term potential in a growing and increasingly transit connected area of Burnaby.

Summarized Rent Roll

Average Rents:

1-Bedroom	$1,280/month
2-Bedroom	$1,795/month

Stabilized Income & Expenses:

Total Annual Income	$318,858
Total Operating Expenses	$89,520
Net Operating Income	$219,751

Request access to the data room for rent roll

Property Details

Legal Description:	LOT "A" BLOCK 2 DISTRICT LOT 95 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1796
PID:	003-018-504
Lot Size:	15844.97 ft²
Zoning:	RM3 - Multiple Family - Higher-Density for Adults
OCP Designation:	High-Rise Apartment 1 - 30 Storeys
Year Built:	1967
Property Taxes:	$15,846.76 (2025)
Suite Mix:	One Bedroom – 18 Two Bedroom – 1 Total – 19
Price:	$5,488,000

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