



PARADIGM GROUP
Commercial Real Estate Services



Boutique 15-Unit investment opportunity in Vancouver's iconic West End

FOR SALE

985 Broughton Street, Vancouver



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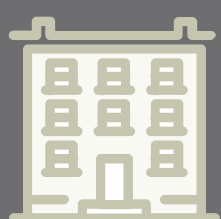
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Property Overview

985 Broughton St, Vancouver, BC

Dan Chatfield and Trevor Buchan are pleased to present the opportunity to acquire 985 Broughton Street, (the "Property"), a 15-unit rental building, prominently located in Vancouver's world-renowned West End neighbourhood.

Key Highlights



West End apartment building
at \$220,000 per unit



Ability to maximize per SF rental rates
due to small format units



Located within immediate walking
distance to parks, schools, community
facilities, and a diverse range



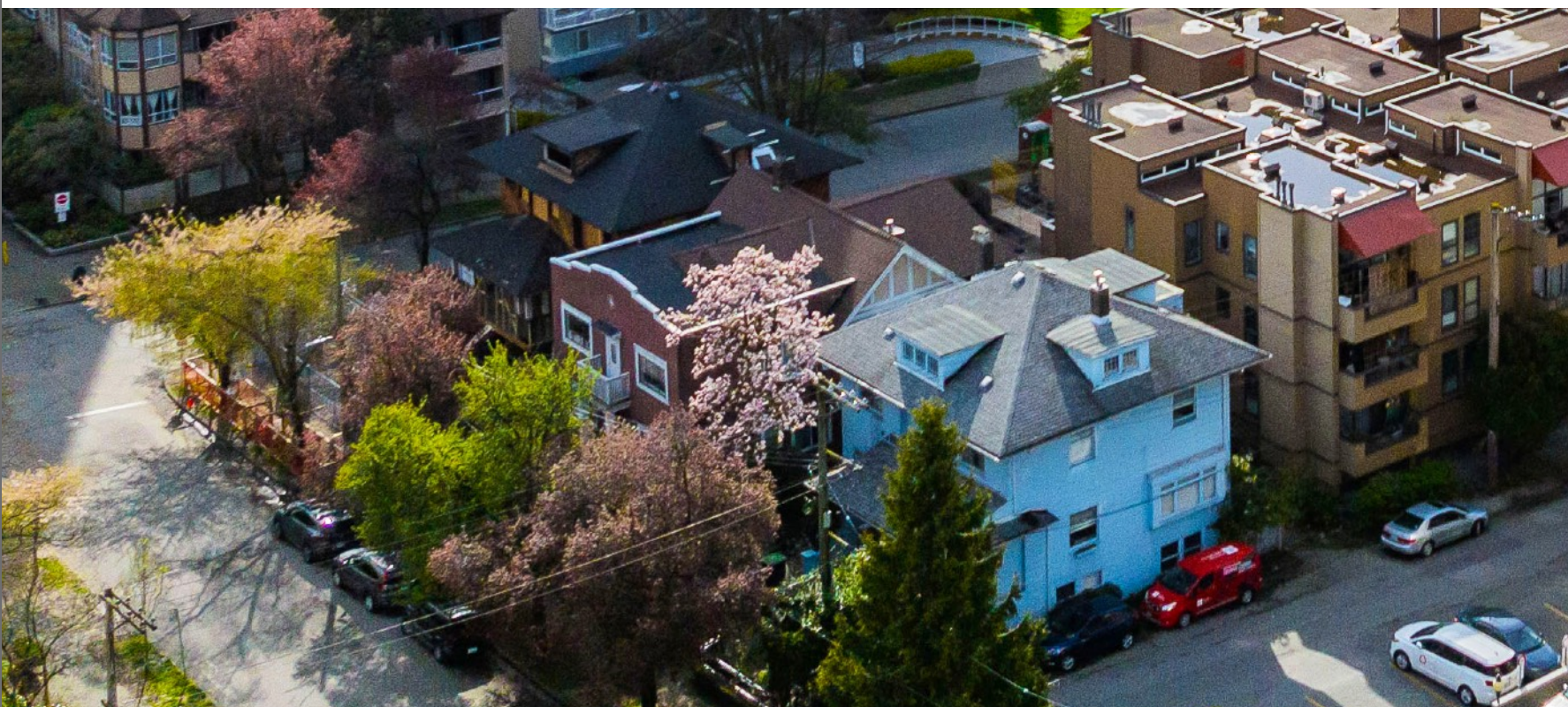
Significant opportunity to substantially
increase cash flow through tenant
turnover and value-add renovations



Close proximity to the iconic 400-hectare
Stanley Park, offering scenic views of the
ocean, mountains, and forested trails
along the renowned seawall



Civic Address	985 Broughton Street, Vancouver, BC
PID	005-096-316
Lot Size	2,882 SF
Current Improvements	Two and a half-storey, 15-unit rental building
Year Built	1908
Zoning	RM-5 - Multiple Dwelling
Suite Mix	9 x Bachelors with Shared Washrooms 3 x Bachelor 3 x One-Bedroom
Property Taxes	\$11,971
NOI	\$119,192
Asking Price	\$3,300,000



Location Overview



Situated in Vancouver's premier West End neighbourhood, the Property benefits from a unique blend of serene, tree-lined, traffic-calmed residential streets and lively commercial corridors. Residents enjoy immediate access to some of the city's most iconic destinations, including the world-renowned English Bay Beaches and the expansive, 1,000-acre Stanley Park.

The West End is a dynamic and densely populated community that has earned a reputation as one of Vancouver's most prestigious multi-residential districts. The area consistently boasts near-zero vacancy rates and strong rental growth, underscoring its robust demand.

Adding to its appeal, the West End features vibrant commercial corridors. Robson Street offers world-class shopping with luxury retailers, upscale boutiques, and fine dining. Just steps from the Property, Denman and Davie Streets provide essential amenities such as supermarkets, restaurants, banks, pharmacies, and key transit routes.

With historically high occupancy levels and steadily appreciating property values, the West End offers investors a secure opportunity with strong income stability and long-term capital appreciation potential.

Scores

98
WALKER'S PARADISE

94
RIDER'S PARADISE

89
VERY BIKE-ABLE

Improvements



985 Broughton St,
Vancouver, BC

985 Broughton Street is a charming two-and-a-half-storey, 15-unit rental apartment complex located in Vancouver's vibrant West End. Originally constructed in 1908, the Property blends historic character with exceptional access to both modern conveniences and world-renowned natural amenities. The building comprises 15 rental suites, including nine bachelor units that share access to three common washrooms, three self-contained bachelor units, and three one-bedroom suites. Interior finishes feature hardwood flooring throughout the living spaces and linoleum tile in both private and shared bathrooms. Wainscoting on the ceilings and walls enhances the vintage aesthetic, giving each suite a distinctive character and supporting strong rent per square foot.

Residents benefit from a dedicated on-site laundry room equipped with one washer and dryer, owned by the building and generating additional income. A secure bike storage facility is also available to all tenants, encouraging efficient use of suite space and providing easy access to the bike-friendly neighbourhood. The building is heated via a Comfort Aire forced-air furnace installed in 2006, while hot water is supplied through a 50-gallon tank replaced in 2021. The roof is composed of two sections—an asphalt shingle portion and a two-ply torch-on membrane—both of which were replaced in 2020, ensuring ongoing durability and minimal near-term capital requirements.





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Offering Process

All prospective purchasers are invited to sign a
Confidentiality Agreement (CA).

All qualified parties will be provided access to the data room which contains
pertinent information and documents relevant to the Offering.

For more information please reach out to the listing agents.