



42-Unit SRA Rental Building
In One of the City's Most Dynamic Neighbourhoods

For Sale

527 East Georgia Street
Vancouver, BC



PARADIGM GROUP
Commercial Real Estate Services

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Property Overview

527 East Georgia Street Vancouver, BC

Dan Chatfield and Trevor Buchan are pleased to present the exclusive opportunity to acquire 527 East Georgia Street (the "Property") a 42-unit Single Room Accommodation (SRA) rental building strategically located in Vancouver's historic Strathcona neighbourhood.

Key Highlights



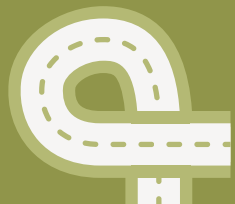
Blocks from the future St. Paul's Hospital Campus, which is set to open in 2027



Assembly potential with neighbouring properties



Situated in the cultural epicenter of East Vancouver, minutes from False Creek, Main Street, and Chinatown



Access to rapid transit for swift transportation throughout the Lower Mainland



PIDS	015-145-638 & 015-145-654
Location	The Property is located on the north side of East Georgia Street, between Jackson Avenue and Princess Avenue in the Strathcona neighbourhood of Vancouver
Site Dimensions	50 FT x 122 FT
Site Area	6,100 SF
Current Improvements	Two-storey SRA building totaling 42 rooms
Current Vacancies	7 Rooms
Zoning	RT-3
Year Built	1905 – numerous upgrades completed
Property Taxes (2025)	\$9,891
Assumable CMHC Mortgage	Outstanding Balance: \$1,944,283.92 <small>(Jan 1, 2026)</small> Interest Rate: 4.46% Maturity Date: June 1, 2028
Stabilized NOI	\$304,135
Asking Price	\$4,998,000



Location Overview



Strathcona

Scores

Nestled in the vibrant heart of Vancouver’s historic Strathcona neighbourhood, 527 East Georgia Street offers a unique blend of heritage charm and urban convenience. This coveted location places you just minutes from Downtown, the eclectic energy of Chinatown, and the cultural pulse of Main Street.

Diverse eateries, independent shops, and everyday amenities are all right at your doorstep. Enjoy a rich variety of artisanal cafés, art galleries, local breweries, and boutique shops, including neighbourhood favorites like Matchstick Coffee, Sunrise Market and the endless world class restaurants to the likes of Kissa Tanto, Bao Bei, Phnom Penh, and Fiorino Italian Street Food. The nearby Seawall, Strathcona Park, and False Creek offer scenic escapes just a short walk or bike ride away.

The future of the area is already taking shape with construction well underway of the \$2.18 Billion Jim Pattison Medical Campus, home to the new St. Paul’s Hospital which is set to open in 2027. Countless other current and proposed developments surround the new hospital, including Strand’s two-tower mixed-use rental campus which includes over 300 market rental homes and the City of Vancouver’s proposed 42 and 25-storey rental towers at Main Street and Terminal Avenue, which will add nearly 800 rental units to the area. The transformation of this area into a hub for residential, office, wellness, and life-science uses is set to continue with a proposal from the City of Vancouver to rezone surrounding industrial areas for residential and employment uses.

Positioned in a rapidly evolving area known for its artistic flair and strong sense of community, this Property is ideal for those seeking an investment opportunity that offers attractive cashflow in one of Vancouver’s most storied districts.



97
Walk Score



91
Transit Score



94
Bike Score

Improvements

527 East Georgia Street presents a rare opportunity to acquire a well-maintained, income-producing 42-unit SRA rental building in one of the city's most energetic submarkets.

The exterior is finished with a durable vinyl siding and energy-efficient double-glazed windows, reducing utility costs and ongoing maintenance. A secure rear courtyard and covered second-floor patio provide welcoming communal outdoor areas, while on-site bike storage and seven security cameras enhance convenience and safety for tenants.

The building offers a functional layout and ceiling heights spanning over 11 feet in some units, which assists with maximizing the feel of the units. The building is fully sprinklered and updated units and common areas feature modern vinyl flooring, enhancing both livability and market appeal. Residents benefit from thoughtfully designed shared amenities, including a spacious common kitchen on the ground floor with three stoves, five sinks, and two industrial sinks, plus a second-floor kitchenette equipped with an oven, microwave, and sink.

The building offers nine common washroom facilities, including full three-piece bathrooms, standalone showers, and two-piece bathrooms distributed across both floors. Shared laundry is available on each level, with one washer and one dryer per floor.

Recent capital improvements include the installation of three new hot water tanks in 2023 (one 50-gallon and two 40-gallon tanks), along with numerous cosmetic renovations. Heating is provided by way of electric baseboards in all suites, supported by a natural gas-fired boiler for common areas. The main electrical is a 200-amp service with one meter, simplifying utility management. Tenants enjoy complimentary Wi-Fi and four surface parking stalls at the rear of the building, with potential to accommodate a fifth vehicle on a first-come, first-served basis.

With its strategic location, consistent tenant demand, and value-add potential through cosmetic upgrades, 527 East Georgia Street represents a compelling acquisition in Vancouver's tightly held multifamily market.



527 East Georgia Street
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Photo Gallery





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