

For Sale

968 NICOLA STREET, VANCOUVER, BC

BOUTIQUE 6-SUITE APARTMENT BUILDING LOCATED
IN THE PRESTIGIOUS WEST END OF VANCOUVER, BC



THE OPPORTUNITY TO ACQUIRE A STRATEGIC AND AFFORDABLE
POSITION IN THIS WORLD-RENOWNED NEIGHBOURHOOD.



THE OFFERING

The Langtry Apartments offers investors the opportunity to acquire a boutique cash-flowing apartment building prominently located in Vancouver's world-renowned West End neighbourhood.

The building is located on Nicola Street between Nelson and Barclay next to the Greenhorn Café and across from the Danial Market. The amazing location is walking distance from Vancouver's Downtown Business District, major transit routes, Robson Street and Stanley Park ensuring tenants have convenient access to some of the best Vancouver has to offer.

INVESTMENT HIGHLIGHTS

AAA Location

The location is in the heart of the West End, representing some of the best real estate in Canada.

Significant Rental Upside

Projected 25%+ mark-to-market upside to market rents.

Boutique Investment Size

Both the price point and unit count make this an ideal first multi-family investment.

Strong Fundamentals

Canadian multi-family is one of the tightest property sectors in North America and the West End of Vancouver, characterized by dense population and near zero vacancy rates represents some of the best rental real estate in the country.

PROPERTY SUMMARY

CIVIC ADDRESS	968 Nicola Street, Vancouver BC	
LEGAL DESCRIPTION	LOT 16, EXCEPT PART IN PARCEL A (SEE 93673-I), BLOCK 46 DISTRICT LOT 185 PLAN 92	
PID	004-996-542	
SITE SIZE	4,297 SF	
YEAR BUILT	1940	
ZONING	RM-5-Multiple Dwelling	
CURRENT OCCUPANCY	100%	
SUITE MIX	1 Bed	4
	2 Bed	2
	Total	6
AVG IN-PLACE RENT	Current	\$1,790/month
	Projected	\$2,250/month
PARKING	Surface parking at rear of building	
STABILIZED NOI	Contact Agent for details	
LIST PRICE	\$3,150,000	
FINANCING	Treat as Clear Title	



99

Walk Score



92

Transit Score



92

Bike Score

THE LOCATION

The Langtry Apartments are located on the East side of Nicola Street between Nelson and Barclay in the heart of Vancouver's premiere West End neighbourhood, characterized by its winning combination of traffic clamed, tree-lined residential nodes and bustling commercial corridors. The Langtry Apartments location provides tenants with convenient access to some of Vancouver's most iconic landmarks such as the world-famous English Bay Beaches and the 1,000 Acre Stanley Park as well as Robson and Denman Streets, two of Vancouver's iconic shopping and dining destinations.

The property is steps from major transit routes providing tenants with convenient access throughout Metro Vancouver including the University of British Columbia.

- 7 minute drive to Downtown Vancouver
- 37 minute bus ride to University of British Columbia (UBC)
- Walking distance to grocery-anchored amenities, transit and parks

The central and convenient location will continue to attract and retain high quality tenants.



WHY INVEST IN THE WEST END?



POPULATION

Bordering downtown Vancouver and Stanley Park, the West End is home to over 47,000 residents, making it one of the most densely populated neighbourhoods in the city.



LIVABILITY

The West End is known for its mix of historic and modern architecture, strong walkability, local grocery stores and shops, cycling infrastructure, and convenient access to public transit.



VACANCY RATE

As of October 2024, the West End/Stanley Park area reported a rental vacancy rate of just 0.6%, reflecting a highly competitive and tight rental market.

VANCOUVER ECONOMIC OVERVIEW

Vancouver’s economy is driven by trade, technology, film, and tourism. The Port of Vancouver processes over \$200 billion in cargo annually and supports more than 115,000 jobs. The city is home to 11,000+ tech companies, including major players in AI and clean technology. As “Hollywood North,” Vancouver ranks third in North America for film and television production, employing approximately 20,000 people. Tourism contributes \$4.8 billion to the local economy and supports over 70,000 jobs.

THE WEST END

The West End is one of Vancouver’s premiere neighbourhoods. It is one of the most densely populated neighbourhoods enjoying a consistent near-zero percent vacancy rate and appreciating rental rates. The area’s appeal is further elevated by the vibrant commercial corridors including Robson Street, a world-class shopping destination, the world-renowned beaches of English Bay and Stanley Park with natural west Coast rainforests, scenic trails and beautiful beaches. Historically high occupancy coupled with a AAA location and strong market fundamentals support the investment merits of the Langtry Apartments.



For more information please reach out to the listing agents:

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