

# For Sale

2178 Triumph Street,  
Vancouver, BC



TRIUMPH STREET

35 UNIT MULTI-FAMILY OPPORTUNITY WITH SIGNIFICANT  
RENTAL UPSIDE AND REDEVELOPMENT POTENTIAL

**CBRE** | NATIONAL APARTMENT GROUP  
BRITISH COLUMBIA  
BRITISH COLUMBIA'S MULTI-FAMILY EXPERTS

# THE OFFERING

**CBRE National Apartment Group – BC** presents 2178 Triumph Street, a 35 suite, multifamily property that provides a compelling value-add investment opportunity. The property delivers strong in-place cash flow supported by an attractive initial cap rate. Nearly half of the suites have been renovated, enhancing both tenant appeal and potential rental upside.

Located on over an 18,000 SF lot, with close to 150 feet of frontage, the property has redevelopment potential under the Grandview-Woodland Community Plan of up to 6 stories.

The property also offers exceptional walkability and is ideally located steps from some of the city’s best restaurants, cafés, and boutique shopping. It is also situated within the East Hastings transit corridor, providing easy access to multiple bus routes, with direct connections to Downtown Vancouver and the surrounding areas.



# INVESTMENT HIGHLIGHTS



**Competitively priced under assessed value at \$285,000 per door with a 4% cap rate**



**38% rental upside based on market rents**



**Updated suites with approximately half of the units renovated**



**Additional areas of building that can be repurposed to drive revenue**



**Close proximity to Commercial Drive and many of East Vancouver’s best restaurants and cafés**



**Redevelopment potential of up to 6 stories with the Grandview-Woodlands Community Plan**

## PROPERTY SUMMARY

<b>CIVIC ADDRESS</b>	2178 Triumph Street, Vancouver, BC			
<b>LEGAL DESCRIPTION</b>	LOT 4, 5, & 6 BLOCK 30, PLAN VAP178, DISTRICT LOT 184, NEW WESTMINSTER LAND DISTRICT			
<b>PID</b>	015-500-063, 015-500-098, 015-500-110			
<b>SITE SIZE</b>	18,117 SF			
<b>YEAR BUILT</b>	1967			
<b>ZONING</b>	RM-3A-Multiple Dwelling			
<b>ASSESSED VALUE</b>	\$9,984,000			
<b>LAUNDRY</b>	2 Sets of Coin-Operated Washers & Dryers			
<b>PARKING</b>	9 Surface Stalls			
<b>SUITE MIX</b>	Type	Total	Current Rent	Projected Rent
	Bachelor	2	\$1,674	\$1,700
	1 Bed	31	\$1,435	\$2,000
	2 Bed	2	\$1,571	\$2,400
	<b>Total</b>	<b>35</b>	<b>\$1,456</b>	<b>\$2,006</b>
<b>STABILIZED NOI</b>	\$398,076   4% Cap Rate			
<b>LIST PRICE</b>	\$9,950,000   \$285,000 per Unit			
<b>FINANCING</b>	Treat as Clear Title			



**89**

Walk Score



**66**

Transit Score



**77**

Bike Score

**2178 TRIUMPH STREET**

**PANDORA PARK**

TRIUMPH STREET

PANDORA STREET

TEMPLETON DRIVE

# LAND USE & DEVELOPMENT POTENTIAL



## Current Zoning:

RM-3A - Multiple Dwelling

## Official Community Plan:

Grandview-Woodlands Community

The Grandview-Woodland Community Plan, approved by Vancouver City Council on July 28, 2016, outlines a long-term vision to shape the neighbourhood's evolution over the next three decades. It emphasizes expanding housing choices and affordability, strengthening transportation networks, and enhancing local services and facilities—all while maintaining the area's distinct identity and cultural legacy.

## Policies

Support applications for 100% secured rental housing in existing RM zones (per Rental Housing ODP)

- Height: Up to 6 storeys
- Density: Up to 2.4 FSR
- Frontage: 15.1 m (49.5 ft) min. to 60.9 m (200 ft) max.
- Setbacks: 6.1 m front / 2.1 m side / 6.1 m rear
- Design: Ground-level access required for first-floor units
- Public Realm: Encourage improvements such as wider sidewalks, street trees, seating, lighting, and bike racks



# INTERIORS



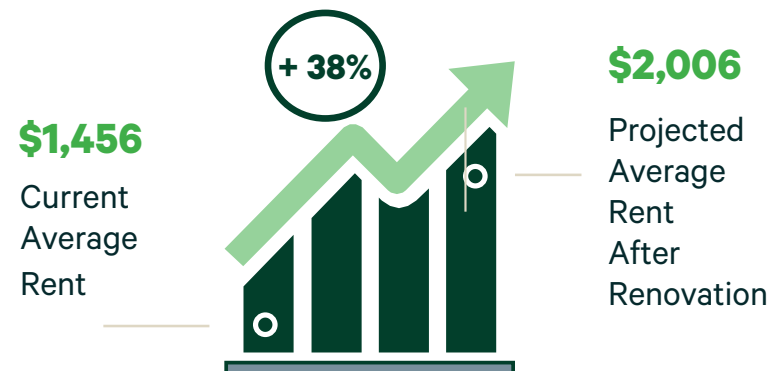
SPACIOUS LAYOUTS



LARGE BALCONIES



# RENTAL UPSIDE



# THE LOCATION



DRIVE  
TIMES

10

MIN DRIVE  
TO DOWNTOWN  
VANCOUVER

10

MIN DRIVE  
TO BURNABY

12

MIN DRIVE  
TO NORTH  
VANCOUVER

DOWNTOWN VANCOUVER

8 MIN  
DRIVE

COMMERCIAL DRIVE

Within 10-min walk

**NOFRILLS**

**Freshmart**



**JJBean**

**CHOICES**  
markets



**BMO**



2178  
TRIUMPH  
STREET

## EAST VANCOUVER

East Vancouver is one of Vancouver's most eclectic and culturally rich neighborhoods, anchored by the iconic Commercial Drive—affectionately known as “The Drive.” This vibrant area blends historic charm with a progressive spirit, offering a mix of heritage homes, leafy streets, and dynamic urban energy. Within a 10-minute walk of the subject property, residents enjoy access to multiple grocery stores including Bosa Foods, Choices Markets, No Frills, and Fresh Mart.

The neighborhood is also a haven for coffee lovers, with beloved cafés like JJ Bean, 49th Parallel, Breka, and Pallet just blocks away. Dining options abound, with some of the city's best restaurants—such as Lunch Lady and Magari by Oca, both featured in the Michelin Guide—adding to the area's culinary prestige. With abundant green spaces like Pandora Park, and excellent transit access via East Hastings Transit corridor, Grandview-Woodland offers a rare blend of community warmth, convenience, and cultural vibrancy.

### POPULATION

Grandview-Woodland is home to approximately 30,500 residents.

### LIVABILITY

The area is known for its vibrant community atmosphere, exceptional walkability, a diverse mix of local grocers and independent shops, well-developed cycling routes, and seamless access to public transit.

### VACANCY RATE

As of October 2024, the East Hastings area reported a rental vacancy rate of just 1.5%, reflecting a highly competitive and tight rental market.



DOWNTOWN VANCOUVER

COMMERCIAL DRIVE

2178  
TRIUMPH  
STREET

TRIUMPH STREET

For more information please reach out to the listing agent:

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