

For Sale

2178 Triumph Street,
Vancouver, BC



TRUMPH 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.

PROPERTY SUMMARY

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



89

Walk Score



66

Transit Score



77

Bike Score

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



LAND USE & DEVELOPMENT POTENTIAL



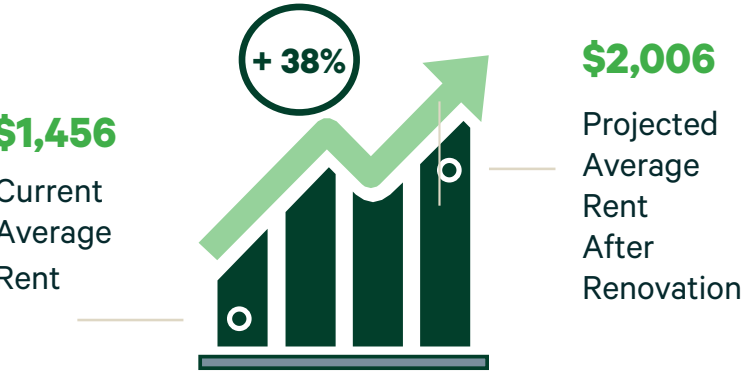
INTERIORS

SPACIOUS LAYOUTS

LARGE BALCONIES



RENTAL UPSIDE



THE LOCATION



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.



For more information please reach out to the listing agents:

Ben Sigston

Personal Real Estate Corporation
Associate Vice President
National Apartment Group - BC
CBRE Limited, Capital Markets
ben.sigston@cbre.com
604 771 9718

Greg Ambrose

Vice President
National Apartment Group - BC
CBRE Limited, Capital Markets
greg.ambrose@cbre.com
604 662 5178

Sim Waraich

Transaction Manager
National Apartment Group - BC
CBRE Limited, Capital Markets
sim.waraich@cbre.com
604 662 5179

Lance Coulson

Personal Real Estate Corporation
Executive Vice President
National Apartment Group - BC
CBRE Limited, Capital Markets
lance.coulson@cbre.com
604 662 5141

CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC, V6E 0C3 | nationalapartmentgroupbc.ca

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

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envision Analytics, Microsoft Bing, Google Earth.