

WEST SIDE VANCOUVER MARKET REPORT JUNE 2018 ISSUE



4411 HASTINGS STREET, BURNABY • LAND AREA: 14,179 SF • SALE PRICE: \$10,400,000 • C8 ZONING • DEVELOPMENT SITE



2035 WEST 41ST AVENUE • \$4,880,000 • C-2 ZONING • LAND AREA: 3,050 SF

FOR MORE INFORMATION PLEASE CONTACT

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SUMMARY OF RECENT SALES • WEST SIDE VANCOUVER • 2017/2018

ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	PRICE PER BUILDABLE SF	DESCRIPTION
WEST 10TH AVENUE							
3651 W 10th Ave	\$23,180,000	C-2	2.5	16,901	11/30/17	\$576	Development Site
4434 W 10th Ave	\$6,630,000	C-2	2.5	6,100	10/30/17	\$435	Development Site
4489 W 10th Ave	\$5,200,000	C-2	2.5	7,590	1/16/17	\$274	Income Property
3669 W 11th Ave	\$4,600,000	C-2	2.5	4,026	11/1/17	\$457	Development Site
4428 W 10th Ave	\$3,283,000	C-2	2.5	3,023	7/12/17	\$434	Development Site
3626 W 16th Ave	\$3,268,000	C-2	2.5	3,630	8/31/17	\$360	Income Property
WEST 41ST AVENUE							
2465 W 41st Ave	\$24,000,000	C-2	2.5	17,680	6/19/17	\$543	Development Site
2288 W 41st Ave	\$12,000,000	C-2	2.5	8,580	1/16/17	\$559	Income Property
2135 W 41st Ave	\$7,810,000	C-2	2.5	5,200	7/31/17	\$601	Income Property
2233 W 41st Ave	\$4,000,000	C-2	2.5	3,071	2/9/17	\$521	Income Property
WEST 4TH AVENUE							
2285 W 4th Ave	\$80,500,000	C-2B	2.5	67,611	5/1/18	~	Strata Sale
2783 W 4th Ave	\$25,625,344	C-2	2.5	22,238	9/28/17	\$461	Development Site
1790 W 4th Ave	\$20,250,000	C-2B	2.5	14,462	10/2/17	\$567	Development Site
2050 Alma St	\$11,280,000	C-2	2.5	9,600	3/30/17	\$470	Development Site
» 3506 W 4th Ave	\$8,928,800	C-2	2.5	7,458	11/15/17	\$479	Income Property
2765 W 4th Ave	\$7,250,000	C-2	2.5	5,650	9/28/17	\$513	Development Site
1635 W 4th Ave	\$6,000,000	C-2B	2.5	8,020	4/30/18	\$299	Income Property
1838 W 1st Ave	\$4,250,000	C-2B	2.5	3,000	6/28/17	\$567	Income Property
» 2254 W 4th Ave	\$4,450,000	C-2B	2.5	2,625	1/12/17	\$678	Income Property
2166 W 4th Ave	\$4,075,000	C-2B	2.5	2,625	4/4/18	\$621	Income Property
3695 W 4th Ave	\$4,000,000	C-2	2.5	3,730	9/7/17	\$429	Income Property
2028 W 4th Ave	\$3,458,000	C-2B	2.5	2,575	6/9/17	\$537	Income Property
ARBUTUS/WEST BLVD							
6191 West Blvd	\$40,750,000	C-2	2.5	25,742	8/31/17	\$633	Development Site
6020 East Blvd	\$26,000,000	C-2	2.5	18,850	6/7/17	\$548	Development Site
5565 West Blvd	\$17,100,000	C-2	2.5	11,000	11/1/17	\$618	Development Site
6103 West Blvd	\$13,998,000	C-2	2.5	9,638	6/22/17	\$581	Development Site
6310 East Blvd	\$13,300,000	C-2	2.5	7,935	2/15/18	\$670	Development Site
6060 East Blvd	\$13,000,000	C-2	2.5	9,360	11/15/17	\$556	Development Site
2560 Arbutus St	\$12,500,000	C-8	2.2	9,375	9/29/17	\$606	Development Site
2855 Arbutus St	\$12,100,000	C-2	2.5	10,375	12/21/17	\$467	Income Property
5957 West Blvd	\$9,750,000	C-2	2.5	6,500	1/19/18	\$556	Development Site
2880 Arbutus St	\$7,800,000	C-2C1	3.0	9,375	1/31/17	\$277	Development Site
WEST BROADWAY							
1985 W Broadway	\$39,000,000	C-3A	3.0	17,276	9/29/17	\$752	Income Property
1322 W Broadway	\$35,000,000	C-3A	3.0	25,024	2/1/17	\$466	Income Property
1212 W Broadway	\$34,700,000	C-3A	3.0	18,719	2/28/18	\$618	Income Property
901 W Broadway	\$22,500,000	C-3A	3.0	11,700	10/25/17	\$641	Development Site
3692 W Broadway	\$19,467,640	C-2	2.5	17,182	9/11/17	\$453	Development Site
1110 W Broadway	\$19,000,000	C-3A	3.0	12,500	1/9/17	\$507	Development Site

» SOLD by TRG Commercial

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ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	PRICE PER BUILDABLE SF	DESCRIPTION
1627 W Broadway	\$13,000,000	C-3A	3.0	5,750	4/3/17	\$754	Development Site
>> 3415 W Broadway	\$11,450,000	C-2C1	3.0	6,930	12/5/17	\$551	Development Site
>> 3429 W Broadway	\$11,450,000	C-2C1	3.0	6,930	12/8/17	\$551	Development Site
922 W Broadway	\$11,000,000	C-3A	3.0	6,250	4/27/17	\$587	Development Site
2807 W Broadway	\$10,000,000	C-2C	3.0	5,862	1/5/18	\$569	Development Site
1616 W Broadway	\$9,500,000	C-3A	3.0	6,250	2/28/17	\$507	Income Property
1886 W Broadway	\$9,150,000	C-3A	3.0	6,250	10/26/17	\$488	Development Site
1010 W Broadway	\$8,880,000	C-3A	3.0	6,250	5/31/17	\$474	Development Site
195 W Broadway	\$7,500,000	C-3A	3.0	6,192	6/29/17	\$404	Development Site
104 E Broadway	\$6,384,200	C-3A	3.0	5,353	1/26/18	\$423	Income Property
53 W Broadway	\$6,088,000	C-3A	3.0	3,869	2/22/18	\$525	Development Site
2896 W Broadway	\$5,800,000	C-2	2.5	5,287	1/16/17	\$439	Income Property

CAMBIE STREET

2290 Cambie St	\$94,200,000	C-3A	3.0	81,701	7/6/17	\$384	Income Property
3220 Cambie St	\$18,604,470	C-2	2.5	14,936	8/21/17	\$498	Development Site
3353 Cambie St	\$10,600,000	C-2	2.5	9,385	4/19/17	\$452	Development Site
3493 Cambie St	\$10,000,000	C-2	2.5	8,867	11/1/17	\$451	Development Site

DUNBAR STREET

5505 Dunbar St	\$19,400,000	C-2	2.5	18,032	2/17/17	\$430	Development Site
4543 Dunbar St	\$17,080,000	C-2	2.5	11,802	10/26/17	\$579	Development Site
4451 Dunbar St	\$15,848,360	C-2	2.5	12,900	12/11/17	\$491	Development Site
4410 Dunbar St	\$11,650,000	C-2	2.5	10,340	9/7/17	\$451	Development Site
5520 Dunbar St	\$7,888,880	C-2	2.5	6,191	1/5/18	\$510	Development Site
4446 Dunbar St	\$5,275,000	C-2	2.5	5,060	2/28/17	\$417	Development Site
3496 Dunbar St	\$5,150,000	C-2	2.5	3,300	2/13/18	\$624	Development Site
5650 Dunbar St	\$3,500,000	C-2	2.5	3,333	6/18/17	\$420	Income Property
4331 Dunbar St	\$2,680,000	C-2	2.5	2,184	7/5/17	\$491	Development Site

GRANVILLE STREET

2609 Granville St	\$35,200,000	C-3A	3.0	25,345	3/22/17	\$463	Income Property
2301 Granville St	\$33,660,000	C-3A	3.0	18,000	3/1/17	\$623	Development Site
1632 W 6th Ave	\$31,200,000	C-3A	3.0	15,000	1/30/17	\$693	Development Site
1520 W 6th Ave	\$24,931,750	C-3A	3.0	14,150	1/25/18	\$587	Development Site
8655 Granville St	\$20,000,000	C-2	2.5	15,083	2/28/18	\$530	Development Site
2904 Granville St	\$14,700,000	C-3A	3.0	15,855	1/12/17	\$309	Income Property
1476 W 8th Ave	\$11,320,000	C-3A	3.0	5,750	11/23/17	\$656	Income Property
3097 Granville St	\$10,100,000	C-3A	3.0	6,480	2/1/17	\$520	Income Property
2804 Granville St	\$9,910,000	C-3A	3.0	6,480	4/27/17	\$510	Income Property
8655 Granville ST	\$9,000,000	C-2	2.5	15,083	5/25/17	\$239	Development Site
2818 Granville St	\$4,800,000	C-3A	3.0	3,240	6/13/17	\$494	Income Property

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