

SUMMARY OF SALES IN 2019 • WEST SIDE AND EAST VANCOUVER

ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	**PRICE PER BUILDABLE SF	CAP RATE	DESCRIPTION
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WEST 10TH AVENUE

4502 W 10th Ave	\$5,600,000	C-2	2.5	8,052	1/17/19	\$278	3.0%	Income Property
4303 W 10th Ave	\$16,400,000	C-2	2.5	15,197	1/14/19	\$432	1.83%	Income Property

WEST BROADWAY

» 3607 W Broadway	\$5,800,000	C-2	2.5	3,304	4/16/19	\$702	2.5%	Income Property
1368 W Broadway	\$9,000,000	C-3A	3.0	6,250	2/19/19	\$480	-	Income Property

KINGSWAY

1409 Kingsway	\$6,080,000	C-2	2.5	7,400	4/25/19	\$328	2.28%	Income Property
1156 Kingsway	\$3,139,000	C-2	2.5	5,049	3/15/19	\$249	-	Income Property
1427 Kingsway	\$11,500,000	C-2	2.4	14,738	12/4/18	\$312	1.87%	Income Property
» 1490 Kingsway	\$3,575,000	C-2	2.5	3,801	10/30/18	\$376	-	Income Property

MAIN STREET

3720 Main St	\$3,060,000	C-2	2.5	3,400	4/23/19	\$360	2.5%	Income Property
319 E 2nd Ave	\$25,200,000	IC-1	3.0	19,712	3/29/19	\$426	-	Income Property
4745 Main	\$19,243,000	C-2	2.5	20,161	12/14/18	\$382	-	Development Site

EAST BROADWAY

465 E Broadway	\$29,000,000	C-2C	3.0	28,670	4/30/19	\$337	1.6%	Income Property
452 E Broadway	\$15,625,000	C-2C	3.0	19,398	12/13/18	\$268	-	Development Site

FRASER STREET

4153 Fraser St	\$2,850,000	C-2	2.5	3,456	2/19/19	\$330	-	Income Property
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COMMERCIAL DR

1650 E 12th Ave	\$9,200,000	C-2C1	3.0	17,905	3/11/19	\$171	-	Development Site
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EAST HASTINGS

2215 East Hastings	\$ 19,650,000	C-2C1	3.0	12,082	12/20/18	\$542	3.95%	Income Property
2778 East Hastings	\$ 16,500,000	C-2C1	3.0	10,098	12/20/18	\$545	4.11%	Income Property

» SOLD by TRG Commercial

**Price per buildable SF is the sale price/land area X FSR

www.karimwinsor.com

FOR MORE INFORMATION
PLEASE CONTACT

KARIM WINSOR
Personal Real Estate Corporation

TEL **604 319 6439**
EMAIL karim@karimwinsor.com



SUMMARY OF SALES IN 2019 • BURNABY

ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	**PRICE PER BUILDABLE SF	CAP RATE	DESCRIPTION
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SIXTH STREET

7763 EDMONDS	\$8,300,000	RM-3/C2	2.2	25,985	2/08/19	\$145	-	Development Site
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EDMONDS

7215 Linden Ave	\$3,700,000	RM-4/C3	2.5	9,580	2/13/19	\$154	-	Development Site
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METROTOWN

6425 Silver Ave	\$31,420,000	RM5s	3.4	32,424	3/19/19	\$285	-	Development Site
4330 Kingsway	\$95,000,000	RM5s/C3	5.0	67,378	3/12/19	\$282	-	Income Property
4275 Grange	\$37,600,000	RM4s	2.5	45,668	1/21/19	\$329	-	Development Site
4673 Kingsway	\$5,700,000	RM5s/C3	5.0	4,136	12/4/18	\$275	-	Development Site

>> SOLD by TRG Commercial

**Price per buildable SF is the sale price/land area X FSR



4411 HASTINGS STREET, VANCOUVER • NEW PRICE: \$8,300,000

LAND AREA: 14,179 SF • C-8 ZONING • DEVELOPMENT SITE

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FOR SALE

141 EAST 7TH AVENUE, VANCOUVER • ASKING: \$7,800,000
LAND AREA: 5,612 SF • I-1 ZONING • INCOME PROPERTY



FOR SALE OR LEASE

310 VICTORIA DRIVE, VANCOUVER • ASKING: \$4,500,000
LAND AREA: 6,534 SF • I-2 ZONING • INCOME PROPERTY

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4411 HASTINGS STREET, VANCOUVER

NEW PRICE: **\$8,300,000** • C8 ZONING • DEVELOPMENT SITE



1270 FRANCES STREET, VANCOUVER

SOLD PRICE: \$3,850,000 • I2 ZONING • INCOME PROPERTY



6975 KINGSWAY, VANCOUVER

SOLD PRICE: \$2,700,000 • C4 ZONING • INCOME PROPERTY



1490 KINGSWAY, VANCOUVER

SOLD PRICE: \$3,575,000 • C2 ZONING • INCOME PROPERTY

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