

# SUMMARY OF SALES IN 2024 • VANCOUVER WEST SIDE

ADDRESS	SALE PRICE	SALE DATE	ZONING	FSR	BUILDING SIZE	PRICE PER BUILDING SF	LOT SIZE	PRICE PER BUILDABLE SF	CAP RATE	BUYER
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## W 4TH AVE

3357 W 4th Ave	\$2,600,000	09/24/2024	C-2	2.5	3,600	\$722	3,612	\$288	3.1%	Investor
2315 W 4th Ave	\$90,000,000	06/11/2024	C-2B	2.5	-	-	95,124	\$378	-	Developer
2083 W 4th Ave	\$4,050,000	05/31/2024	C-2B	2.5	2,100	\$1,929	2,825	\$573	-	Investor
2274 W 4th Ave	\$5,990,000	01/08/2024	C-2B	2.5	1,768	\$3,388	2,562	\$935	1.6%	Investor

## W 41ST AVE

2032 W 41st Ave	\$10,750,000	06/13/2024	C-2	2.5	-	-	7,704	\$558	-	Institution
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## W BROADWAY

3675 W Broadway	\$9,570,000	08/14/2024	C-2	2.5	-	-	9,659	\$396	-	Institution
2678 W Broadway	31,468,200	06/24/2024	C-2	2.5	-	-	20,323	\$619	-	Investor
1643 W Broadway	\$9,200,000	03/01/2024	C-3A	3.0	-	-	5,750	\$533	-	Owner User

## CAMBIE ST

3466 Cambie	\$3,475,000	10/01/2024	C-2	2.5	2,040	\$1,703	3,465	\$401	-	Investor
3150 Cambie	\$17,070,000	06/20/2024	C-2	2.5	-	-	16,321	\$418	-	Investor
5812 Cambie	\$52,500,000	07/04/2024	CD	10.17	18,641	2,816	31,200	\$165	-	Developer

## GRANVILLE ST

2705 Granville	\$9,700,000	06/05/2024	C-3A	3.0	5,927	\$1,637	6,480	\$499	3.9%	Investor
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**5520 DUNBAR, VANCOUVER • 1,981 SF • 69 FEET OF FRONTAGE • \$3,399,000**

[www.karimwinsor.com](http://www.karimwinsor.com)

FOR MORE INFORMATION  
PLEASE CONTACT

**KARIM WINSOR**  
Personal Real Estate Corporation

TEL 604 319 6439  
EMAIL [karim@karimwinsor.com](mailto:karim@karimwinsor.com)

**Sutton**

## PROPERTIES FOR SALE AND SOLD



PRIME MAIN ST. • NEW

FOR SALE

4413 MAIN ST., VANCOUVER \$4,188,000



PRIME E. HASTINGS INVESTMENT

SOLD

2214 E. HASTINGS, VANCOUVER



PRIME OFFICE STRATA

SOLD

UNIT 201, 1519 KINGSWAY, VANCOUVER

# Contact Karim about any of these properties

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# SUMMARY OF SALES IN 2024 • EAST VANCOUVER

ADDRESS	SALE PRICE	SALE DATE	ZONING	FSR	BUILDING SIZE	PRICE PER BUILDING SF	LOT SIZE	PRICE PER BUILDABLE SF	CAP RATE	BUYER
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## KINGSWAY

1328 Kingsway	\$2,125,000	06/21/2024	C-2	2.5	3,100	\$685	4,026	\$211	-	Investor
1920 Kingsway	\$6,260,000	06/21/2024	C-2	2.5	6,000	\$1,043	10,491	\$239	-	Owner User
1843 Kingsway	\$3,810,000	02/14/2024	C-2	2.5	4,675	\$815	7,604	\$200	-	Owner User
1320 Kingsway	\$2,100,000	02/16/2024	C-2	2.5	-	-	4,088	\$205	-	Investor

## MAIN ST

3288 Main	\$3,350,000	08/31/2024	C-2	2.5	4,600	\$728	2,911	\$460	-	Investor
3917 Main	\$12,000,000	08/01/2024	C-2	2.5	-	-	11,613	\$413	-	Institution
4855 Main	\$2,826,000	07/24/2024	C-2	2.5	4,252	\$665	3,226	\$350	-	Investor
4601 Main	\$3,600,000	06/24/2024	C-2	2.5	5,062	\$711	4,263	\$338	-	Owner User

## VICTORIA

7101 Victoria	\$2,245,000	06/24/2024	C-2	2.5	-	-	3,594	\$215	-	Owner User
5330 Victoria	\$3,850,000	04/30/2024	C-2	2.5	6,000	\$642	5,650	\$273	-	Owner User
6528 Victoria	\$3,850,000	04/22/2024	C-2	2.5	2,900	\$1,328	3,880	\$397	-	Investor
4930 Victoria	\$2,260,000	04/3/2024	C-2	2.5	3,600	\$628	3,036	\$298	-	Owner User
4855 Victoria	\$18,800,000	02/28/2024	C-2	2.5	-	-	26,558	\$283	-	Developer

## E BROADWAY

354 E 10th Ave	\$8,380,000	10/1/2024	C-3A	3.0	-	-	6,039	\$463	-	Institution
501 E Broadway	\$3,530,000	06/21/2024	C-2C	3.0	2,400	\$1,471	4,026	\$292	-	Owner user

## FRASER ST

6579 Fraser	\$6,500,000	10/23/2024	C-2	2.5	5,400	\$1,203	6,760	\$385	-	Investor
6498 Fraser	\$7,550,000	09/20/2024	C-2	2.5	7,500	\$1,007	7,597	\$398	3.97%	Investor

## E HASTINGS ST

2350 E Hastings	\$3,925,000	10/16/2024	C-2C	3.0	7,100	\$553	4,934	\$265	-	Owner User
2794 E Hastings	\$3,070,000	06/21/2024	C-2C1	3.0	7,200	\$426	3,366	\$304	-	Owner User
2214 E Hastings	\$1,256,625	06/20/2024	C-2C1	3.0	1,843	\$682	2,699	\$155	-	Owner User
2341 E Hastings	\$3,000,000	01/31/2024	C-2C	3.0	2,555	\$1,174	4,502	\$222	-	Owner User

## NANAIMO

460 Nanaimo	\$15,000,000	06/26/2024	C-2C	3.0	26,750	\$561	22,687	\$220	-	Owner User
57 Lakewood	\$10,500,000	06/24/2024	C-2	2.5	24,156	\$479	24,156	\$175	-	Developer

## COMMERCIAL DRIVE

1800 Commercial	\$3,700,000	06/17/2024	C-2C	3.0	4,981	\$742	3,465	\$356	-	Owner User
1812 Commercial	\$2,600,000	04/2/2024	C-2C	3.0	3,194	\$814	3,465	\$250	-	Owner User

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## SUMMARY OF SALES IN 2024 • DOWNTOWN VANCOUVER

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### WEST END VANCOUVER

#### DENMAN STREET

1055 Denman	6,000,000	31/07/2024	C-5	2,250	\$2,667	3,300	\$1,818.18	Owner User
1175 Denman	6,000,000	20/06/2024	C-5	3,145	\$1,908	4,093	\$1,465.92	Investor

#### ROBSON

818 Thurlow	TBD	05/07/2024	CD-1	53,300	-	32,736	-	Investor
1555 Robson	58,000,000	09/04/2024	C-6	-	-	16,368	\$3,543.50	Institution

### DOWNTOWN EASTSIDE (DEOD)

418 - 496 Alexander	20,000,000	08/08/2024	DEOD	-	-	24,400	\$819.67	Institution
371 E Hastings	1,585,000	28/05/2024	DEOD	1,600	\$991	3,050	\$519.67	Investor
329 E Hastings	1,950,000	15/04/2024	DEOD	2,471	\$789	3,050	\$639.34	Owner User
162 E Hastings	1,950,000	15/02/2024	DEOD	10,000	\$195	3,050	\$639.34	Investor

### DOWNTOWN VANCOUVER

#### DOWNTOWN (DD)

1190 Melville	24,000,000	29/11/2024	DD	48,000	\$500	8,712	\$2,754.82	Investor
1119 Hornby	8,000,000	23/09/2024	DD	-	-	9,188	\$870.70	Developer
1019 Seymour	16,495,765	23/05/2024	DD	-	-	5,995	\$2,751.59	Developer

## SUMMARY OF SALES IN 2024 • BURNABY

ADDRESS	SALE PRICE	SALE DATE	ZONING	BUILDING SIZE	PRICE PER BUILDING SF	LOT SIZE	PRICE PER LAND FOOT	CAP RATE	BUYER
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#### KINGSWAY

4645 Kingsway	\$12,000,000	31/10/2024	RM5s/C3	-	-	5,017	\$2,392	-	Developer
5009 Kingsway	\$9,500,000	02/10/2024	RM5s/C3	-	-	13,532	\$702	-	Investor
5075 Kingsway	\$7,500,000	20/08/2024	RM4s/C2	3,818	\$1,964	12,859	\$583	2.64	Owner User
6340 Kingsway	\$3,925,000	02/07/2024	C-4	8,889	\$442	6,879	\$571	6.71	Investor

#### HASTINGS

4531 Hastings	\$2,208,000	17/01/2024	C-4A	5,000	\$442	3,484	\$634	2.7	Owner User
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#### IMPERIAL

4760 Imperial	\$3,200,000	26/01/2024	C-2	3,434	\$932	8,120	\$394	-	Owner User
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#### EDMONDS

7414 Edmonds	\$3,180,000	05/11/2024	C-3	2,900	\$1,097	5,887	\$540	-	TBD
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