

FOR SALE

THE OXLEY



# 1647 E PENDER STREET STUDIO LOFT INVESTMENT PORTFOLIO

PRESENTED BY CORBEL COMMERCIAL REAL ESTATE SERVICES

**ROBERT THAM**

604.609.0882 x 223

[robert@corbelcommercial.com](mailto:robert@corbelcommercial.com)

**MARC SAUL** PREC

604.609.0882 x 222

[marc@corbelcommercial.com](mailto:marc@corbelcommercial.com)

## THE OPPORTUNITY

Constructed in 2016, The Oxley is a modern white-brick boutique residence located just steps from trendy Commercial Drive. This exceptional investment opportunity features a portfolio of five contemporary studio loft rental units on an amalgamated single title. All thoughtfully designed, each unit features an open concept floorplan, polished concrete floors, custom imported Italian kitchens with integrated appliances, custom built-in storage and cabinetry, with sleek and modern bathrooms. With historically low vacancy rates hovering at approximately 1.1% in Metro Vancouver and strong upward rental pressure, this is a strategic, low maintenance investment opportunity in a highly desired rental market. Situated in a newer strata-titled development, this investment offers excellent in-place income with robust upside, with the unique benefit of minimal capital expenditure exposure.



## THE OXLEY

The Oxley is a boutique collection of meticulously designed residences atop a main level commercial industrial/office space, developed in 2016. Featuring a contemporary aesthetic throughout, the project was designed by Taylor Kurtz Architecture + Design, and combines white-brick, black steel and wood with thoughtful interior layouts. The Oxley is located in the epicentre of Commercial Drive, Strathcona and Hastings Sunrise, three of the most vibrant and fastest-growing districts in Vancouver.



## SALIENT FACTS

### Project Name

The Oxley

### Civic Address

#302 - 1647 E Pender Street, Vancouver BC

### Total Strata Lot Size

2,020.39 SF (approx.)<sup>1</sup>

### Unit Mix

5 Studio Rental Units

### PID

030-079-837

### Legal Description

STRATA LT 7, PL EPS3561, DL 183, GP 1, NWD<sup>2</sup>

### Zoning

MC-1 Industrial

### Strata Fees

\$487.99/month

### Property Tax

\$4,467.56 (2022)

### Current/Projected Net Income

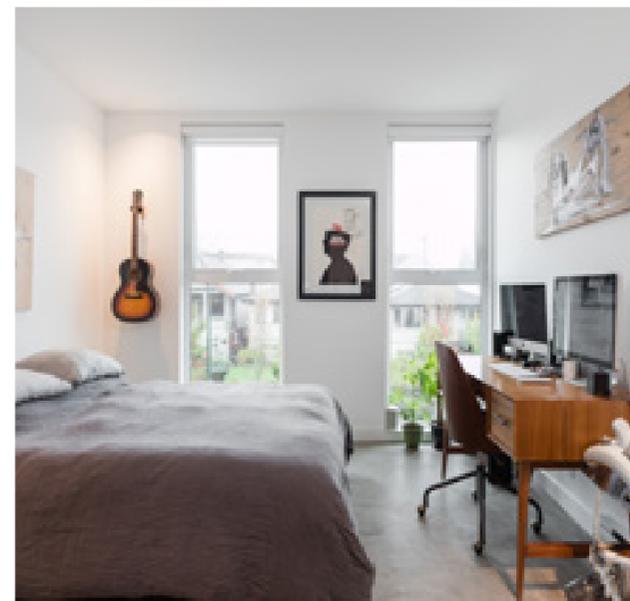
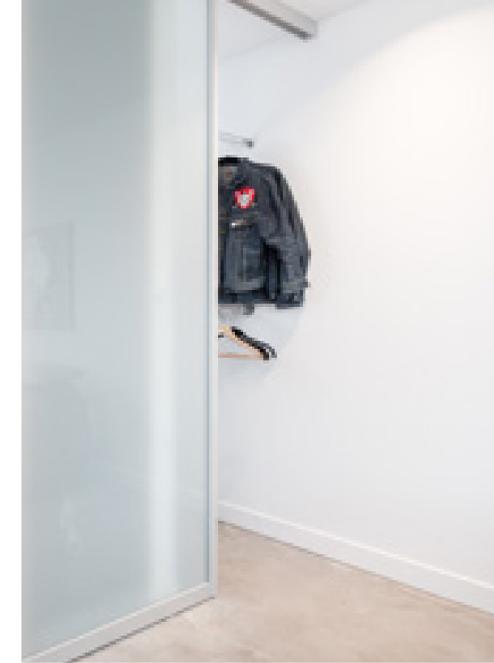
Please contact listing agent

### Asking Price

Please contact listing agent

## FEATURES

- Open concept contemporary interiors with floor-to-ceiling windows and polished concrete floors throughout
- Architecturally inspired kitchens crafted and imported from Italy
- Spa-like bathrooms with seamless counter tops, porcelain tile showers, frameless glass enclosure, and rain/hand held shower heads



<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V



## LOCATION

Strategically located near the corner of East Pender Street and Commercial Drive, The Oxley is located just steps away from numerous restaurants, brewpubs and cafes including Pepino's Spaghetti House, Pallet Coffee Roasters, Bosa Foods, and Storm Brewing, to name a few. Situated just minutes from downtown Vancouver, this vibrant area is in the midst of significant growth with successful projects including Bohème by Millennium Developments and Strathcona Village by Wall Financial completed in recent years. Recent acquisitions by Cressey, Anthem Properties, Onni Group, and Mosaic (among others) are further driving significant residential development and growth in the immediate area. The neighbourhood is well-served by amenities including Woodland Park, numerous schools, community centres and cultural venues, placing this asset in a highly desirable location to live and play.



### DINING + COCKTAILS

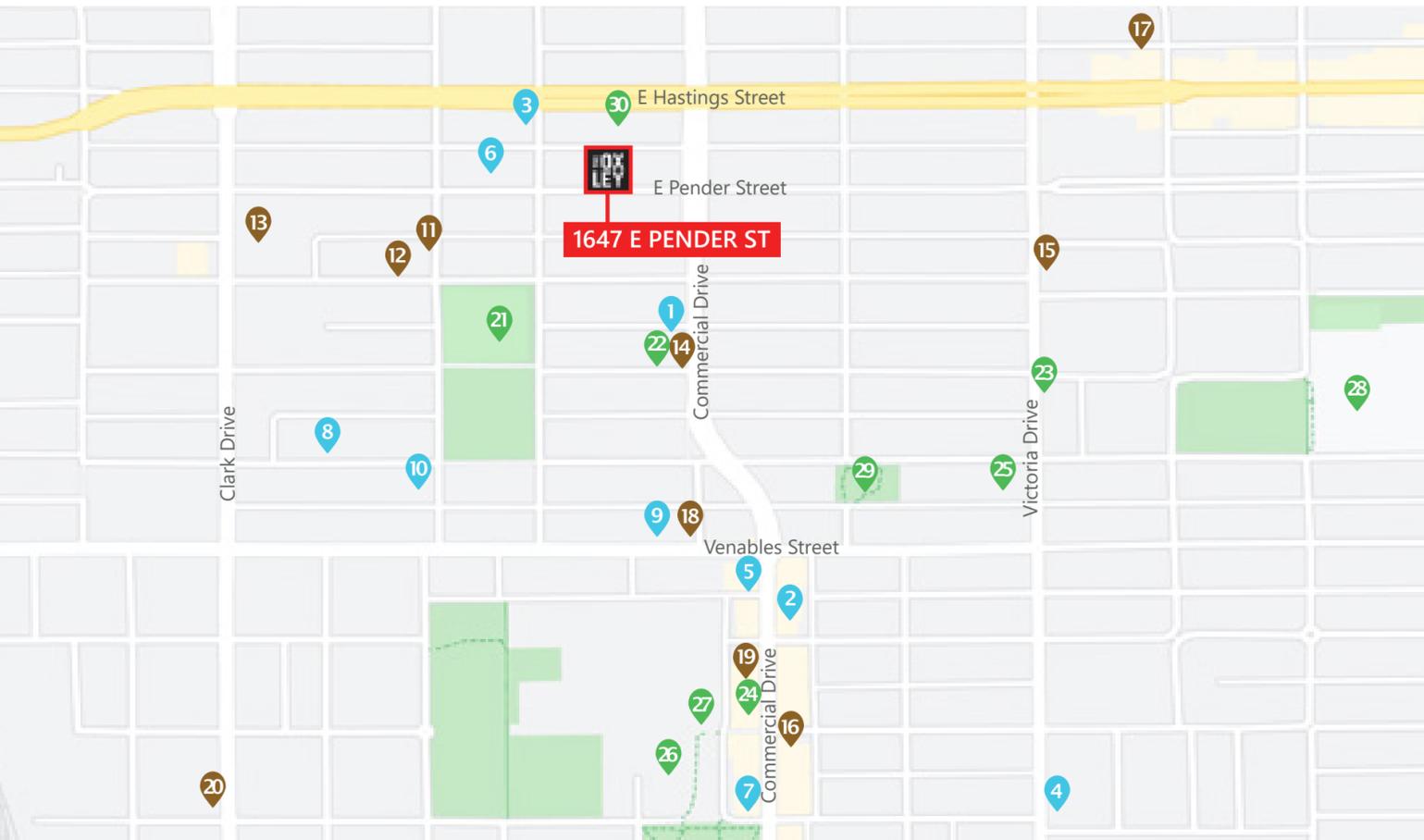
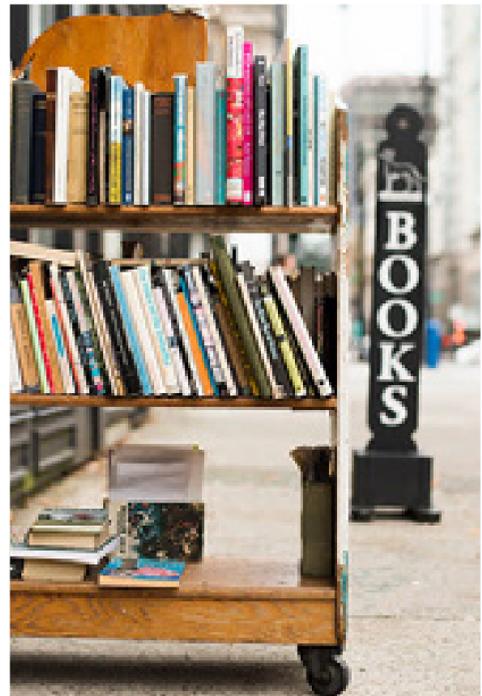
1. Pepino's Spaghetti House
2. Absinthe Bistro
3. Yolks
4. Via Tevere Pizzeria
5. Downlow Chicken Shack
6. Pane E Formaggio
7. BierCraft Tap and Tapas
8. Off The Rail Brewing
9. East Van Brewing Company
10. Bomber Brewing

### COFFEE + CASUAL FARE

11. Timbertrain Coffee Depot
12. Earnest Ice Cream
13. Agro Roasters
14. Caffé La Tana
15. Bosa Foods
16. Moja Coffee
17. Pallet Coffee Roasters
18. Uprising Breads Bakery
19. Eternal Abundance Organic Cafe & Market
20. Creme de la Crumb Bakeshop & Catering

### AMENITIES + CULTURE

21. Woodland Park
22. York Theatre/The Cultch
23. The Found and The Freed
24. Spank Clothing
25. The Wise
26. Britannia Elementary School
27. Britannia Community Services Centre
28. Templeton Secondary School
29. Salisbury Park
30. SPUD



FOR SALE

THE OXLEY



**ROBERT THAM**  
604.609.0882 x 223  
robert@corbelcommercial.com

**MARC SAUL PREC**  
604.609.0882 x 222  
marc@corbelcommercial.com

632 CITADEL PARADE, VANCOUVER, BC V6B 1X3  
T: 604.609.0882 F: 604.609.0886  
WWW.CORBELCOMMERCIAL.COM