

FOR SALE

KERRISDALE APARTMENT

5850 Vine Street, Vancouver, BC

- » Stable rental income with upside
- » 12,444 sqft lot area
- » Convenient location in Kerrisdale



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CORFAC
INTERNATIONAL



5850 VINE STREET

VANCOUVER, BC

OPPORTUNITY

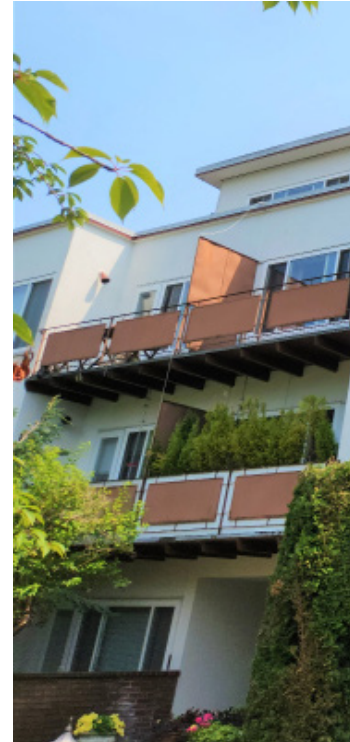
This offering provides the opportunity to acquire a well-located investment property in Vancouver's Kerrisdale neighbourhood with excellent upside on the rental income.

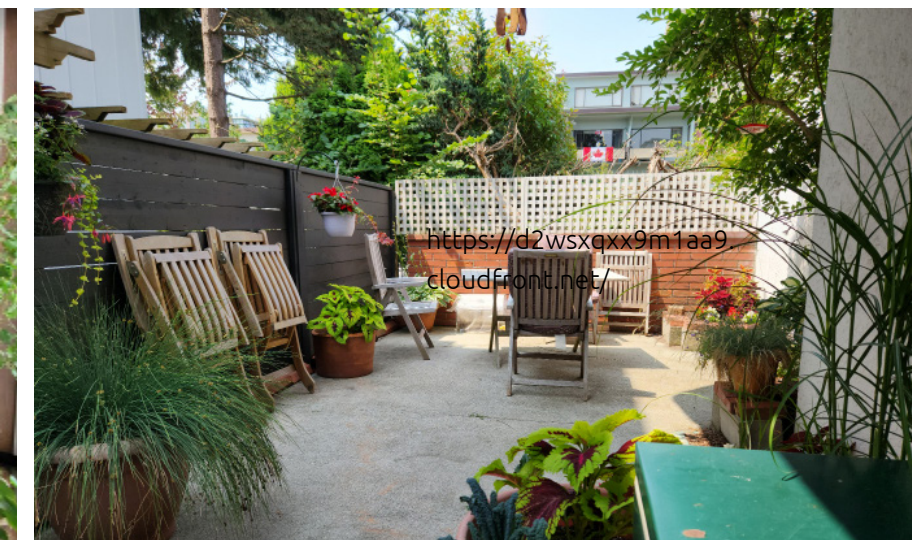
LOCATION

Located on the Vine Street between West 41st and West 43rd Avenues in Vancouver's Kerrisdale neighbourhood. Featuring a Walkscore rating of 88, this location provides convenient access to nearby amenities including shops and restaurants along West 41st Avenue, Kerrisdale Community Centre and Point Grey Secondary school. The property is also a short distance from the Arbutus Greenway which has transformed the Arbutus Corridor into a pedestrian and cycling friendly area.

BUILDING DESCRIPTION

The property is currently improved with a three storey plus penthouse apartment building totaling 22-units and featuring 16 balconies with a private roof-top deck for the penthouse suite. Recent upgrades include a new roof in 2017 and new boiler in 2018. Tenants in the building have access to a shared laundry room with two washers, two dryers and individual storage lockers.





PROPERTY SUMMARY

Address

5850 Vine Street, Vancouver, BC

Legal Description

Lots 26, 27 & 28 of Lot 10, Block 16, District Lot 526 Plan 2098

PIDs

002-836-793, 002-836-807, 002-836-785

Zoning

RM-3

Property Taxes

\$26,472.96 (2025)

Construction Type

Wood Frame

Year Built

1959

Lot Size

Approx. 12,444 sqft with 99 feet of frontage on Vine Street and 125.7 feet of depth

Assessments (2025)

Land: \$5,774,000

Improvements: \$2,554,000

Total: \$8,328,000

Suite Mix

20 x 1-bedroom units

2 x 2-bedroom units

22 total units (one unauthorized)

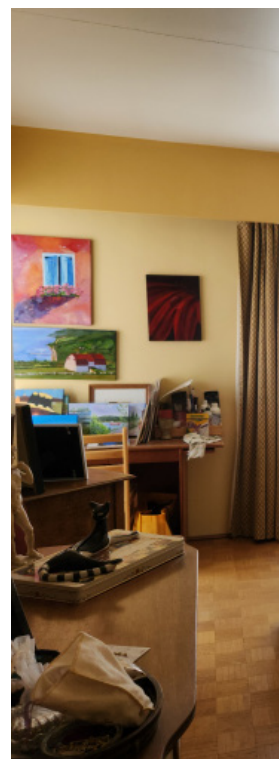
Parking

10 surface parking stalls at the rear of the building

Asking Price

\$9,100,000.00

To access the Due Diligence Data Room, sign and return the Confidentiality Agreement form found **here**.





FACILITIES



AMENITIES

● RESTAURANT/CAFE & RETAIL

1. McDonald's
2. Honolulu Coffee Kerrisdale
3. Secret Garden Tea Company
4. White Spot Kerrisdale
5. Big Way Hot Pot
6. Tim Horton's
7. Kerrisdale Cameras
8. Ramen Danbo
9. Shopper's Drug Mart
10. Vegan Shoku Japanese
11. Minerva's Greek
12. Starbucks
13. Faubourg Patisserie and Cafe
14. London Drugs

● BANKS

- A. Scotia Bank
- B. TD Canada Trust
- C. HSBC
- D. RBC
- E. CIBC

● PARK & SCHOOLS

- A. Elm Park
- B. Prince of Wales Park / School

Walk Score

98

WALKER'S PARADISE

Transit Score

61

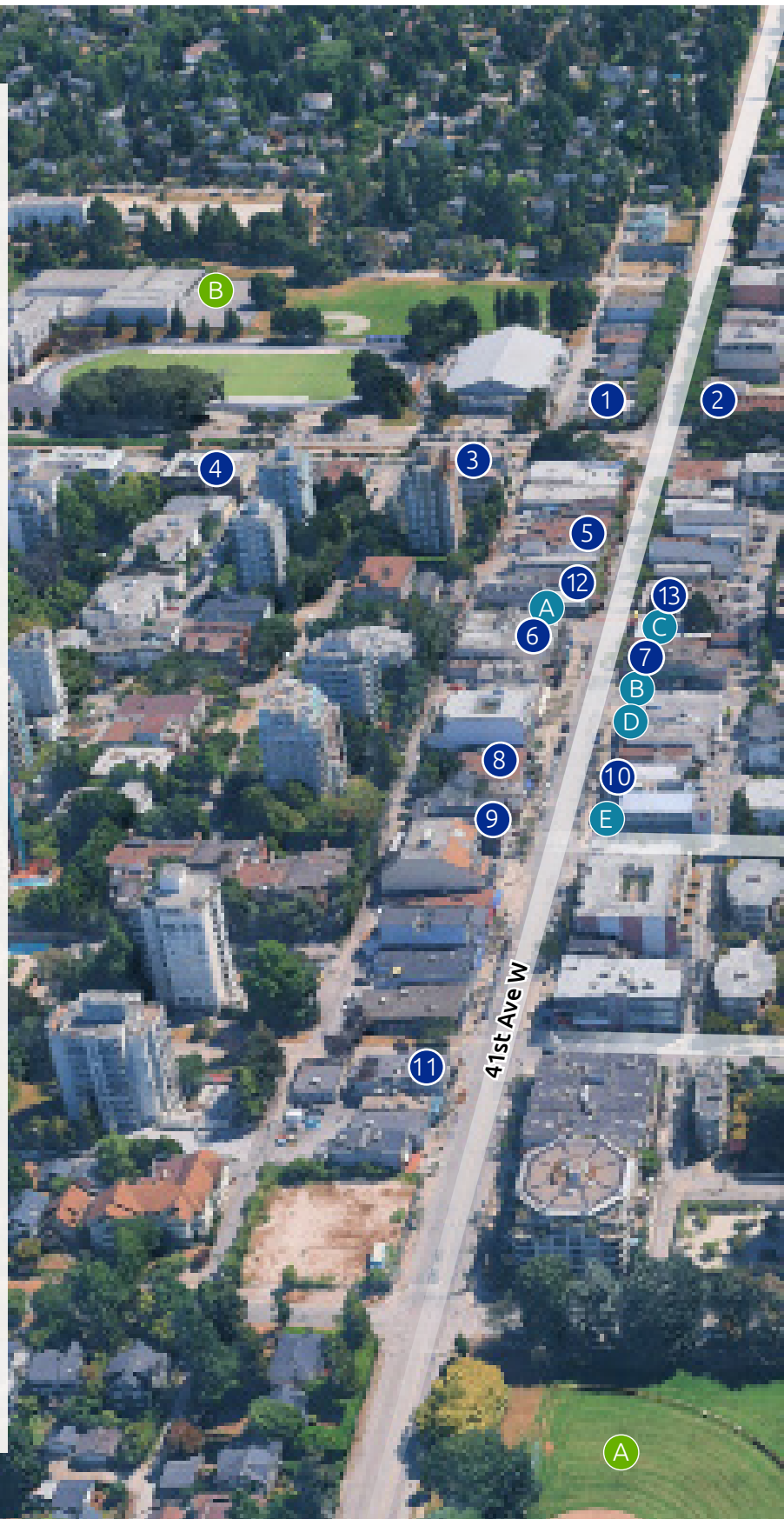
GOOD TRANSIT

Bike Score

93

BIKER'S PARADISE

Source: [walkscore.com](https://www.walkscore.com)





5850 Vine Street

14

Vine St

Balsam St



CONTACT

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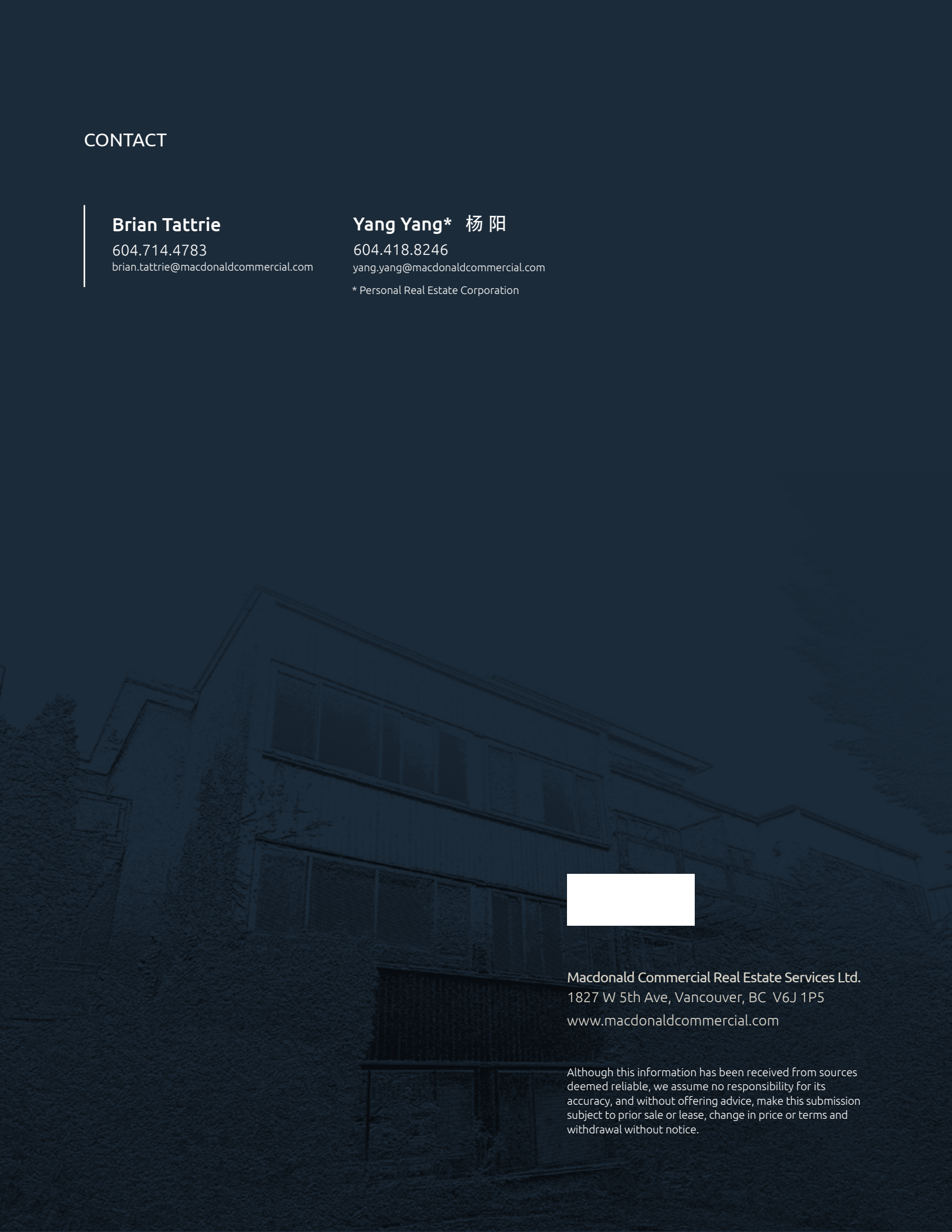
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