

FOR SALE

**95 unit purpose-built
rental development
opportunity.**

**1565 - 1589
Rupert Street
North Vancouver, BC**

PROPERTY HIGHLIGHTS

- Premier Development opportunity for a 95 Unit Purpose Built Rental Building
- North Vancouver District offers a resilient and sought-after multifamily market, driven by its strong economic fundamentals and high livability.
- Exceptionally well located just minutes away to Phibbs Exchange and Capilano University
- Development Permit Approved



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INE
COLLECTIVE

Macdonald
COMMERCIAL

1565 - 1589 Rupert Street

North Vancouver, BC

Macdonald Commercial & 1NE Collective Realty are pleased to present a rare opportunity to acquire a 0.57-acre lot approved for a 95-unit, six-story purpose-built rental building. This site comes with an approved Development Permit (DP) and is conveniently located near Phibbs Exchange and the Ironworkers Memorial Bridge.

LOCATION

The Subject Property is strategically located in the Lynn timer neighborhood of North Vancouver, near Capilano University and Phibbs Exchange, offering excellent connectivity to both the North Shore and Vancouver. The property benefits from immediate access to key transportation routes, including the Ironworkers Memorial Bridge and Highway 1, providing a convenient gateway to Downtown Vancouver in under 15 minutes. This area is also a hub for public transit, with Phibbs Exchange serving as a major bus terminal connecting the North Shore to Greater Vancouver. The surrounding area offers a variety of amenities, including parks such as Inter River Park and Bridgman Park, as well as retail services in the evolving Lynn Creek community. Capilano University and its growing student population further contribute to the demand for residential rental properties in the area.



NORTH VANCOUVER

North Vancouver is renowned for its natural beauty, outdoor recreation, and high quality of life. With an estimated 2023 population of 96,857, the District of North Vancouver leads the North Shore in median household income at \$123,000 (Statistics Canada).

A strong local economy, proximity to educational institutions, and abundant green space make North Vancouver an attractive market for multi-family residential developments. Metro Vancouver consistently outperforms other regions in multi-family rental growth, driven by high demand and limited supply. The nearby Capilano University and Phibbs Exchange sustain steady demand from students and professionals, further enhancing the area's appeal.

British Columbia's ongoing population growth continues to fuel demand for residential units across the region.

Total Population (approx.)

96,857

Median Age

42

Average Household Income

\$123,000

Source: [staticscanada.com](https://www150.statcan.gc.ca/n1/pub/92-621-x/2023001/article/00001-eng.htm)



A 0.57-ACRE LOT APPROVED FOR A 95-UNIT, SIX STORY PURPOSE-BUILT RENTAL BUILDING



PROPERTY DETAILS

CIVIC ADDRESS

1565, 1571, 1581, 1585, 1589
Rupert Street, Vancouver

ZONING

CD138 - Comprehensive Development Zone 138

PID

004-423-305, 005-089-701, 007-046-405, 002-795-469, 014-741-555

FSR

2.88

UNITS

95

LOT SIZE

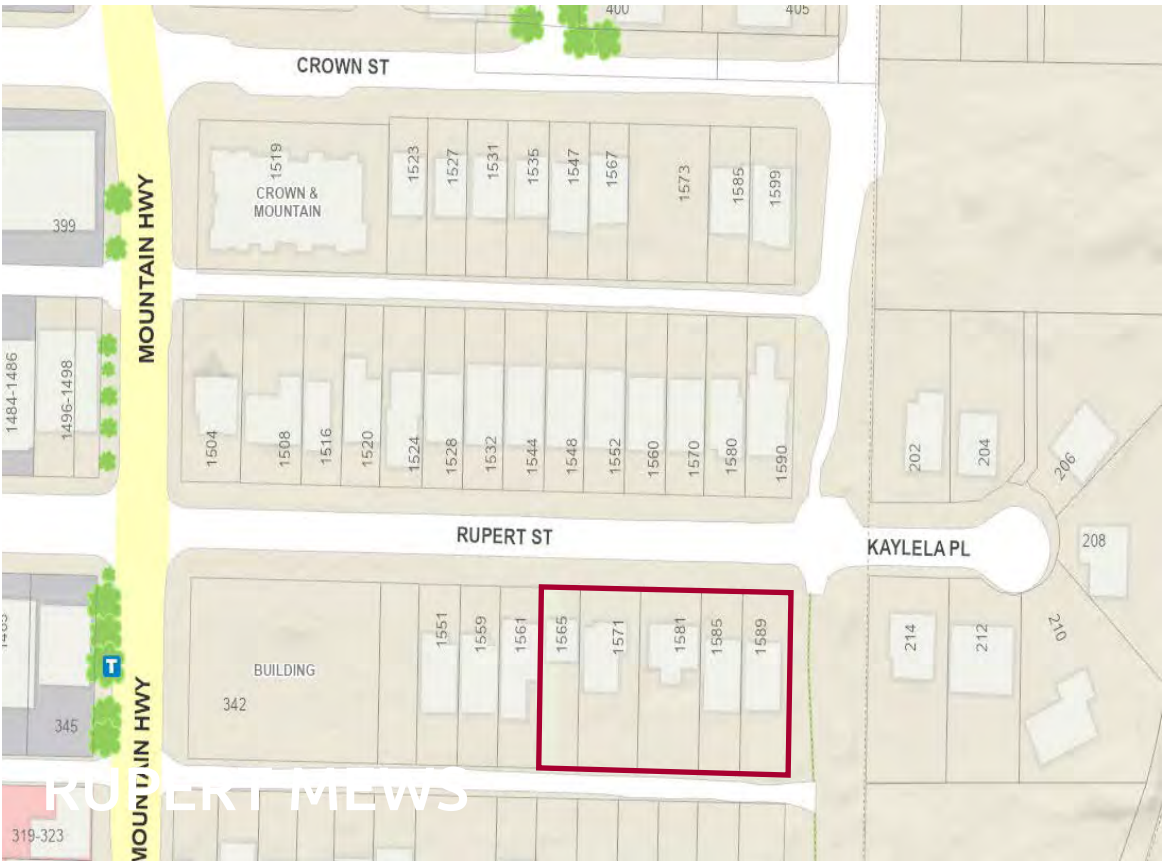
± 24,644 SQFT

GROSS BUILDABLE AREA

± 71,061 SQFT

PRICE

\$13,500,000



PROPERTY PROFILE

- 71,061 Buildable SF, Situated on a large 24,644 sq. ft. lot, the Property offers excellent street frontage and development potential. The Site currently features five single-family homes.
- The Lynnmour neighborhood is located near Phibbs Exchange and the Ironworkers Memorial Bridge, and is in close proximity to Capilano University, several schools, parks, restaurants, and a wide range of retail and service amenities. The area is well-connected with transit options and major highways nearby.
- Approved 95-unit purpose-built rental building.
- The project has achieved significant milestones in the approval process. The project is well-positioned for the final stages of pre-construction. The earliest anticipated construction start date is early 2025.

* Please contact the listing broker for further details on the Property’s redevelopment potential and to **verify the zoning status** with the District of North Vancouver.

ⓘ IMPORTANT NOTICE
Please do not disturb tenants. Tours of the property will be arranged for the Buyer.

SUITE MIX - 95 UNITS

20

Studios

42

1-Bedroom

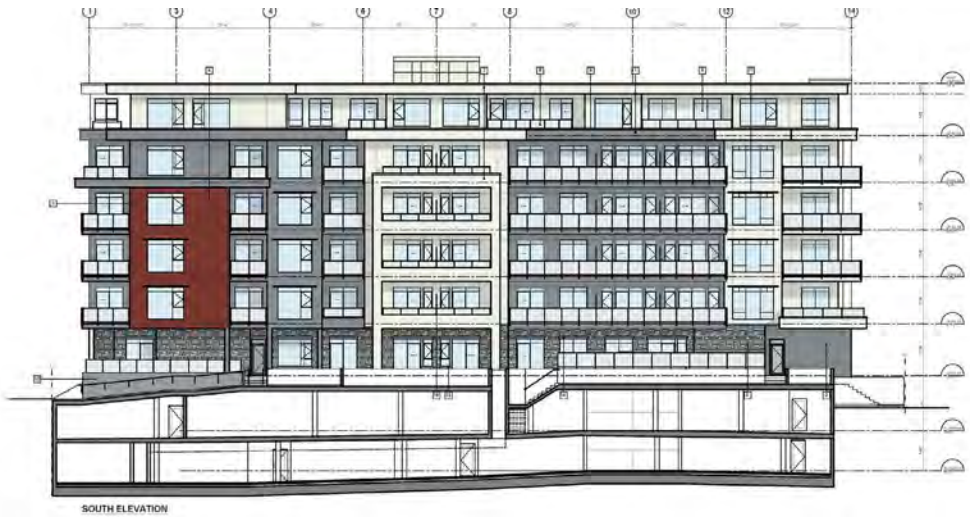
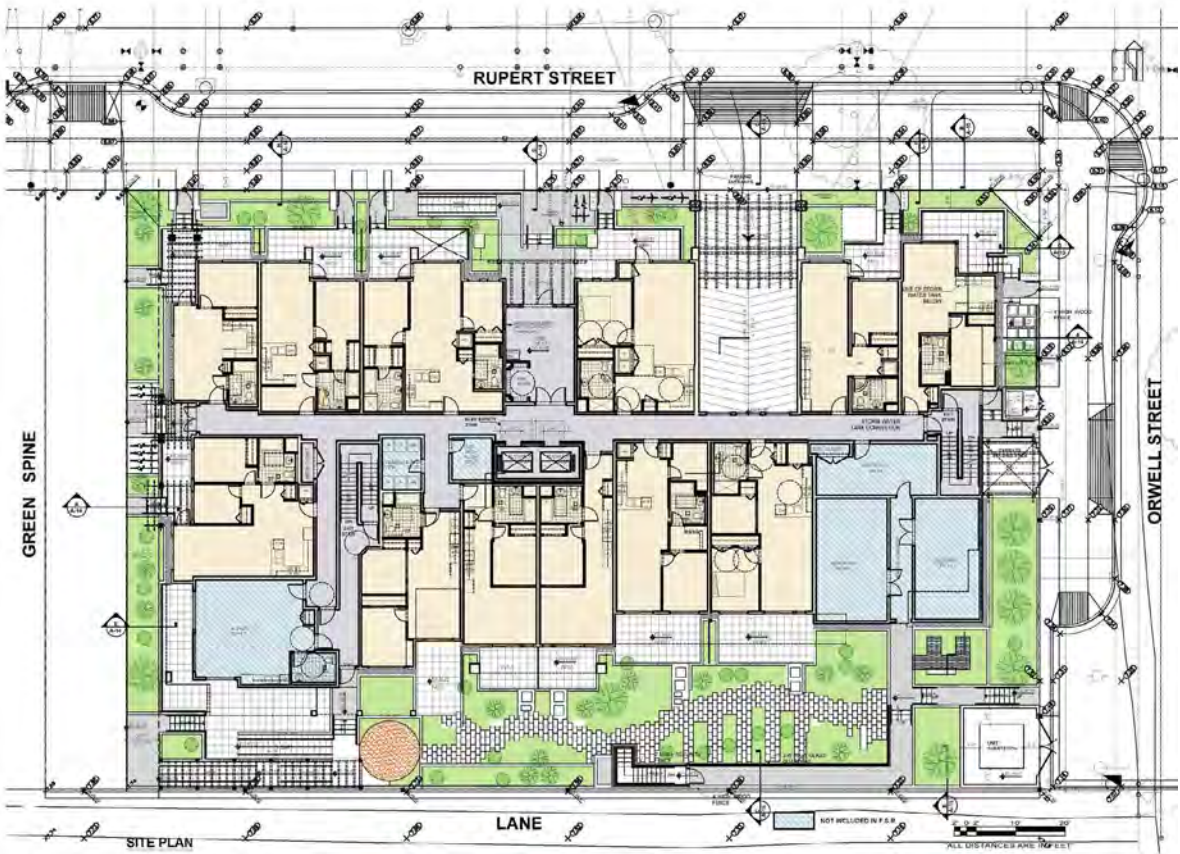
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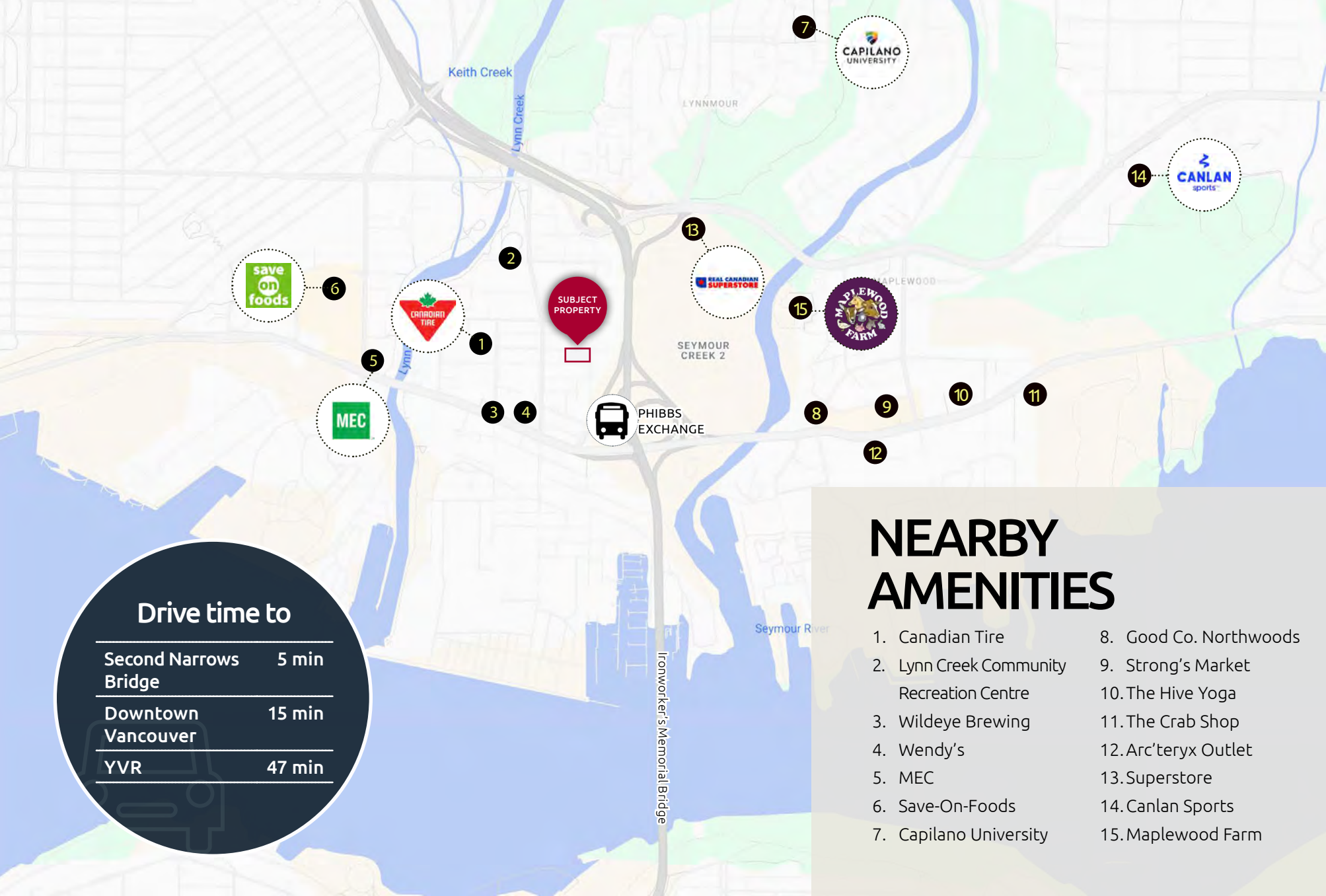
2-Bedroom
& Den

3

3-Bedroom

PROJECT RENDERINGS





FOR MORE INFORMATION, PLEASE CONTACT:

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