



LOW RISE APARTMENT BUILDING

For Sale

1350 W 70th Avenue, Vancouver, BC

Khash Raeisi*
Founder
(778) 987-7029
khash@iconic.com
*Personal Real Estate Corporation



Civic Address
↳ 1350 W 70th Ave,
Vancouver, BC V6P
2Y8

Gross Leasable Area
↳ 14,354 SF

Neighborhood
↳ Marpole

Zoning
↳ RM-3A

Year Built
↳ 1987

Lot Dimension & Size
↳ 140' x 100'
↳ 14,000 SF

of Units
↳ 21

Potential FSR
↳ Up to 2.5 FSR

Property Tax (2025)
↳ \$27,153.26

Assessment (2025)
↳ \$8,707,800

Asking Price
↳ Contact Agent

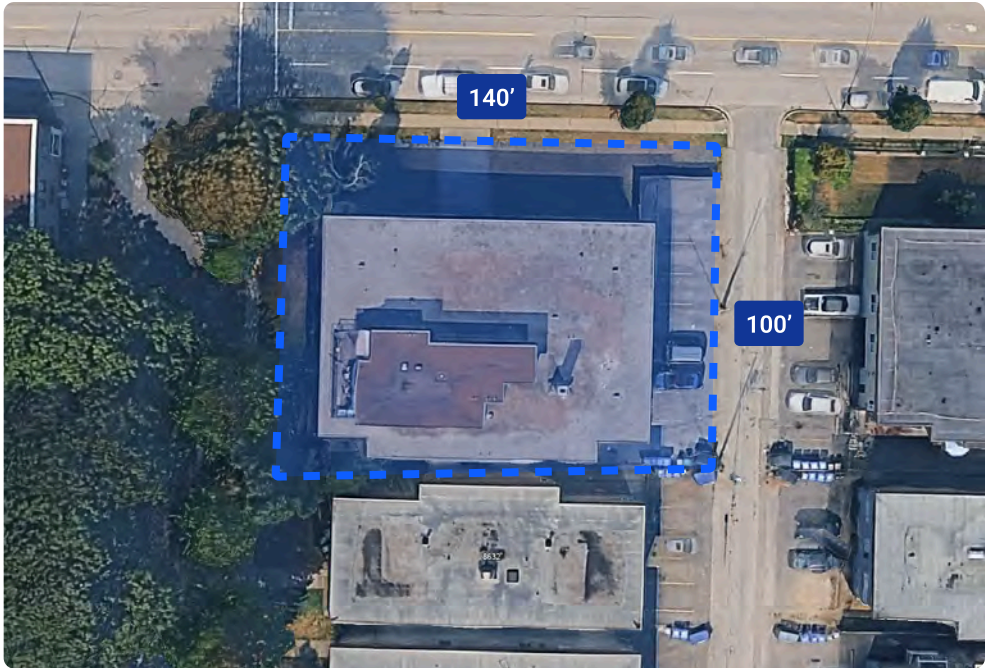
Property Details

Iconic Properties Group is pleased to present **1350 West 70th Avenue**, Vancouver, a **21-unit low-rise apartment building** in the heart of **Marpole**. Positioned on the southeast corner of West 70th Avenue and Cartier Street, the property offers **dual street frontage, stable income, and significant redevelopment potential**, an ideal opportunity for investors or developers seeking a foothold in one of Vancouver’s evolving residential districts.

Functional Apartment Asset
Built in 1987, the three-storey wood-frame building comprises **21 stratified rental units** with balconies and storage lockers, supported by nine parking stalls. The stratification provides flexibility as units can be sold off individually, retained collectively for income, or held long term as part of a larger redevelopment strategy. The property generates steady rental income while allowing optionality for repositioning or redevelopment.

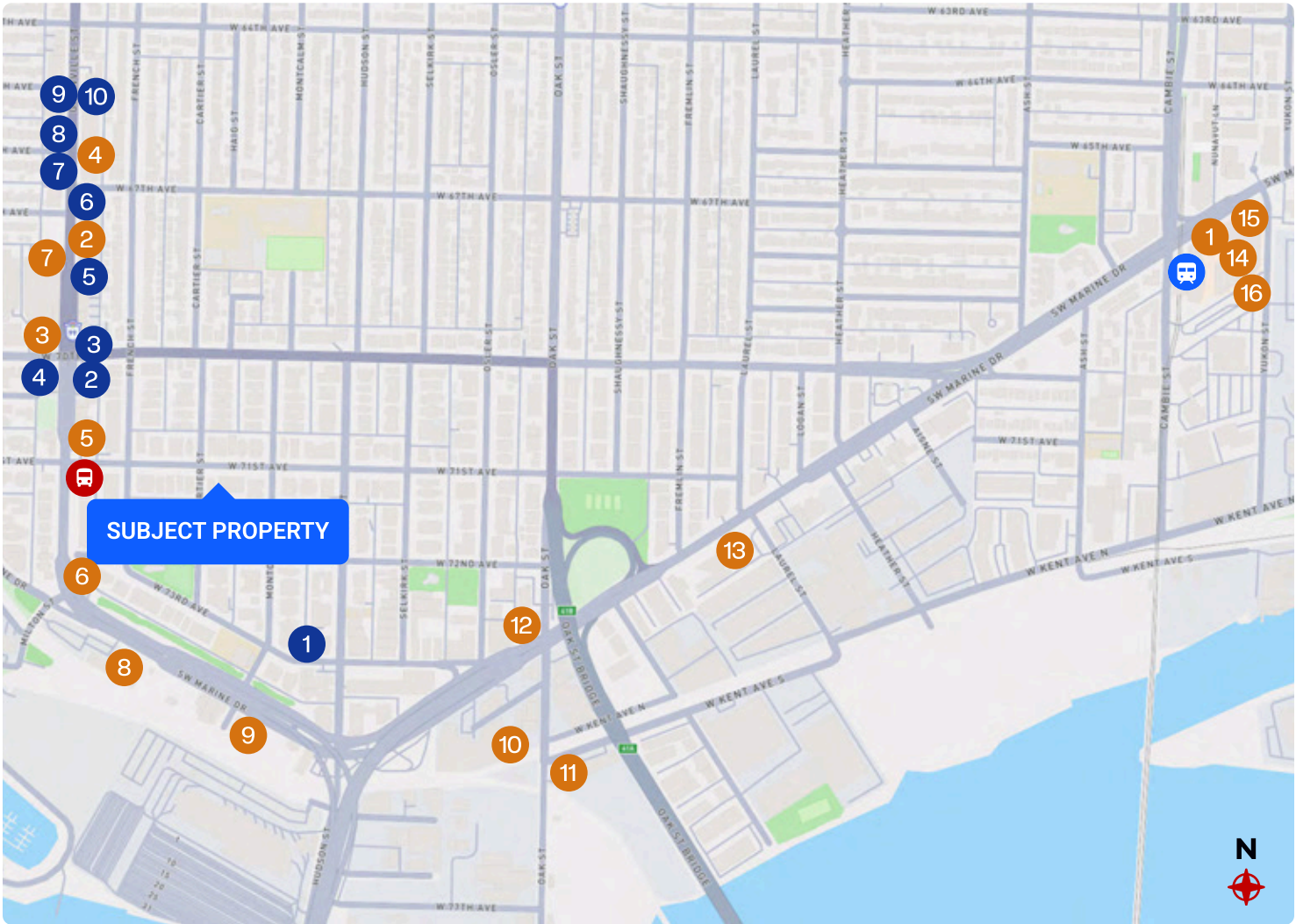
Strategic Marpole Location
Located within the **Marpole** community, the property benefits from excellent connectivity via **Marine Drive, Granville Street, and the Arthur Laing Bridge**, with rapid transit and amenities at nearby **Marine Gateway**. This accessibility enhances both tenant demand and long-term redevelopment appeal.

Redevelopment Potential
Designated under the Marpole Community Plan for **Mixed-Use development up to six storeys with 2.5 FSR**, the site supports ground-floor retail, office above, and residential on upper levels, presenting strong upside in a market where multifamily land remains scarce.



All measurements, sizes, and dimensions are approximate and are provided for general information purposes only. The buyer is advised to verify all details independently to their own satisfaction.

Nearby Amenities



- ### Food & Drinks
- 1 Cafe de l’Orangerie
 - 2 TBay Bistro
 - 3 Fresh Solo Pasta
 - 4 Fighter Chicken
 - 5 Bann Thai
 - 6 Wang’s Taiwan Beef Noodle House
 - 7 Talay Thai Restuarant
 - 8 Subway
 - 9 Sushi Wow
 - 10 Pho Ever

- ### Retail, Services, Manufacturers & Suppliers
- | | |
|--------------------------------|----------------------------|
| 1 Marine Gateway Shopping Mall | 11 Auto Max Vancouver |
| 2 BMO Bank of Montreal | 12 Best Western Plus Hotel |
| 3 RBC Royal Bank | 13 Vancouver Honda |
| 4 TD Canada Trust | 14 T&T Supermarket |
| 5 Shell | 15 Sleep Country Canada |
| 6 Chevron | 16 Fitness World |
| 7 Safeway | |
| 8 Dollarama | |
| 9 Surplus Sam’s Vancouver | |
| 10 Vancouver Self Storage | |
- ### Transit
- Bus Stop
 - Marine Drive Station

Regional Connectivity

Location	Approximate Driving Time
1 YVR Airport	10 minutes
2 Richmond Brighthouse	20 minutes
3 Downtown Vancouver	30 minutes
4 Metropolis at Metrotown	25 minutes
5 Surrey City Centre	50 minutes
6 Peace Arch Border Crossing	50 minutes

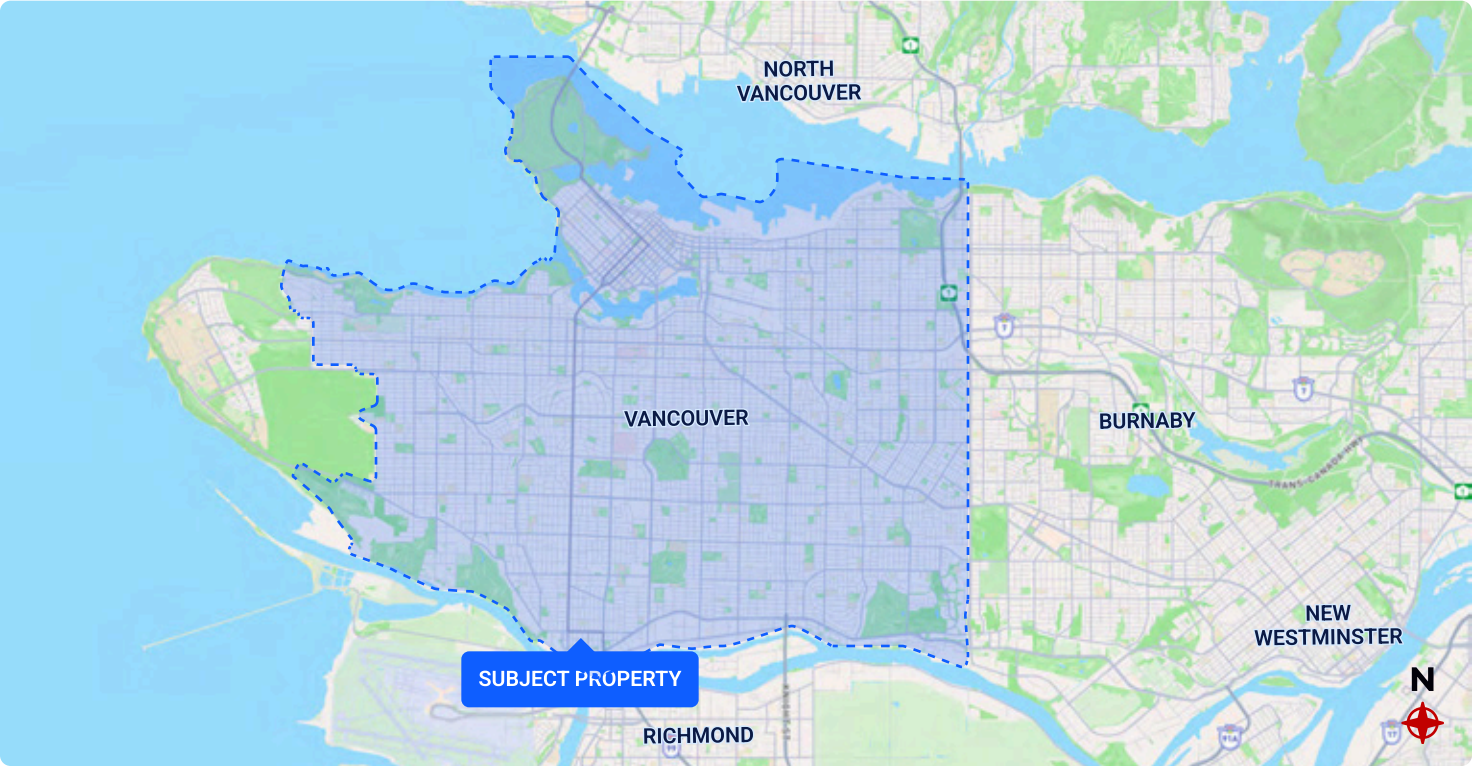


Demographics Overview

Strategically located in Vancouver’s Marpole neighbourhood, 1350 West 70th Avenue presents a rare opportunity to acquire a 21-unit low-rise apartment building with stable income and long-term redevelopment potential. Prominently positioned on the southeast corner of West 70th Avenue and Cartier Street, the property benefits from dual frontage and alignment with the City of Vancouver’s Marpole Community Plan. This framework encourages a mix of residential, retail, and office uses, making the site attractive to investors and developers seeking secure positioning in a well-connected and evolving community.

Marpole is one of Vancouver’s fastest-transforming residential districts, shaped by a growing population of young families, students, and working professionals drawn to its central location and affordability compared to neighbouring westside areas. The property is minutes from Marine Gateway, a vibrant hub anchored by the Canada Line’s Marine Drive Station, offering rapid transit, restaurants, retail, and entertainment. With direct access to Marine Drive, Granville Street, and the Arthur Laing Bridge, travel times include approximately 20 minutes to Downtown Vancouver, 10 minutes to Vancouver International Airport, and 30 minutes to Surrey City Centre.

Vancouver	
Population (2024)	749,627
Population (2029)	816,523
Projected Annual Growth (2024-2029)	1.72%
Median Age (2024)	38.5
Average Household Income (2024)	\$133,472
Average Persons Per Household (2024)	2.3





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