

FOR SALE

2184 WALL STREET

Vancouver, BC

21-unit multifamily investment property in the Cedar Cove subarea of the Grandview-Woodland community



Jake Luft*

Senior Vice President

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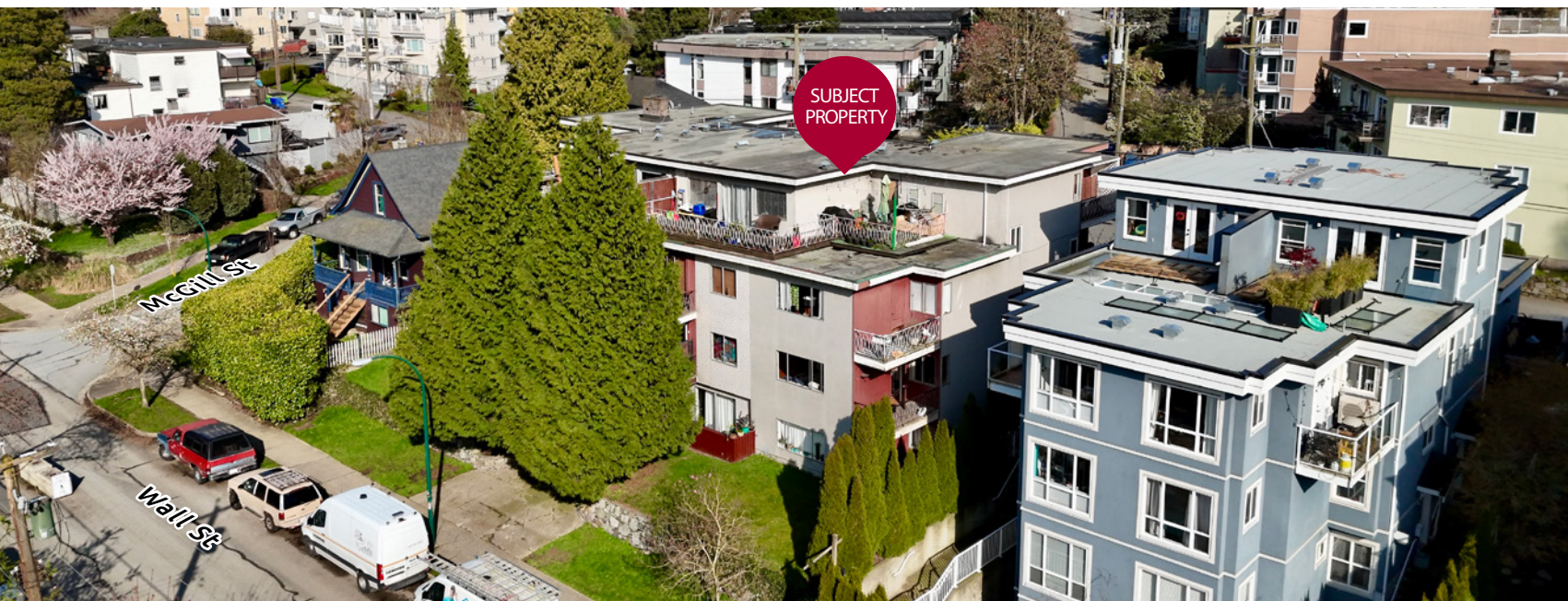
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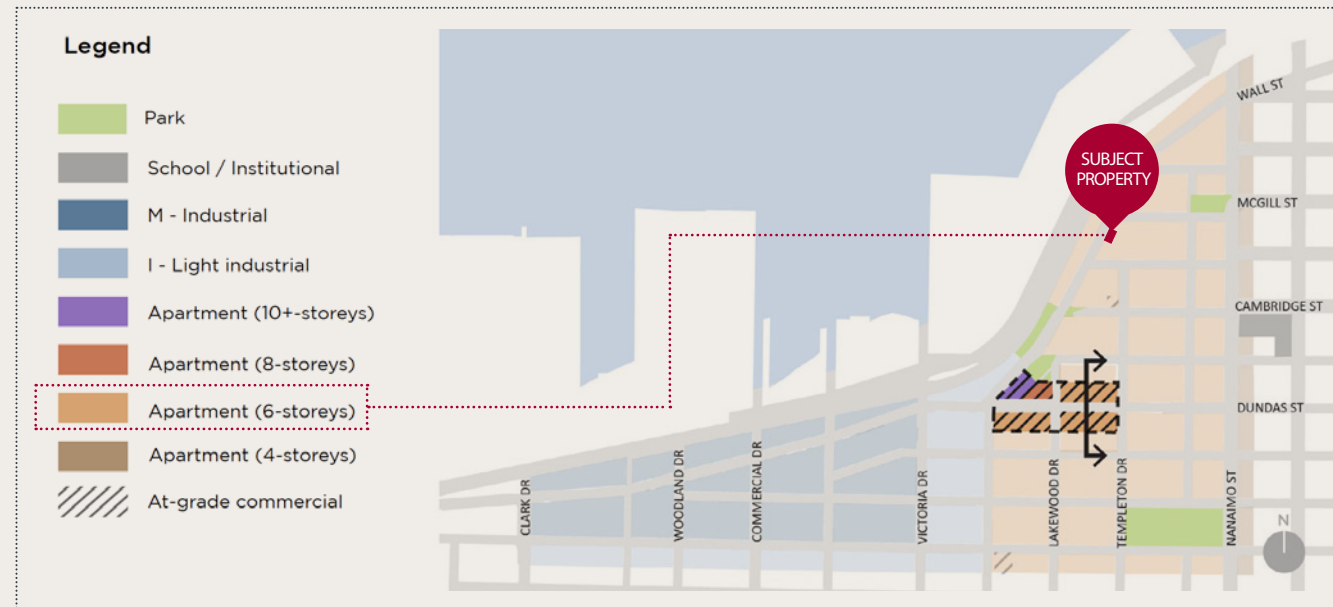


OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to acquire 2184 Wall Street — a 12,000 SF site in Vancouver’s Grandview-Woodland neighbourhood improved with a 21-unit apartment building. This well-maintained 4-storey walk-up, constructed circa 1965, comprises 19 one-bedroom units and 2 two-bedroom units. The property offers stable in-place income with the potential to unlock further value through strategic renovations that enhance both revenue and long-term asset performance. Additionally, the site is eligible for redevelopment under the Grandview-Woodland Community Plan, permitting up to 6 storeys and a 2.4 FSR for secured rental housing.

LAND USE & POTENTIAL REDEVELOPMENT

The Grandview-Woodland Community Plan, adopted by Vancouver City Council on July 28, 2016, provides a comprehensive framework to guide the neighbourhood’s growth and development over the next 30 years. The plan focuses on enhancing housing diversity and affordability, improving transportation options, and upgrading community amenities, while preserving the unique character and heritage of the Grandview-Woodland area.



PROPERTY DETAILS

ADDRESS

2184 Wall Street, Vancouver, BC

PROPERTY IDENTIFIERS

015-694-089; 015-694-097

LEGAL DESCRIPTION

Lots 4 & 5 Block 7 District Lot 184 Plan 178

ZONING

RM-3 - Multiple Dwelling

SITE DIMENSIONS

100 ft x 120 ft

SITE SIZE

12,000 sf

COMMUNITY PLAN

Grandview-Woodland
Cedar Cove | Residential Core |
Apartment (6-Storeys)

IMPROVEMENTS

4-storey walk-up apartment
building

YEAR BUILT

1965

SUITE MIX

One Bedroom 19 units
Two Bedroom 2 units
Total Units 21 units

ASSESSED VALUE (AS OF JULY 1, 2025)

Land \$3,472,000
Improvements \$2,286,000
\$5,758,000

PROPERTY TAXES (2025)

\$20,460.90

NET OPERATING INCOME

\$248,442

SALE PRICE

\$6,295,000

RENT ROLL SUMMARY*

Unit Type	# of Units	Total Monthly Rent	Total Annual Rent	Average Monthly Rent / Unit	Average Market Rent / Month	Revenue Upside
1-Bedroom	19	\$27,788	\$333,461	\$1,463	\$1,650	12.80%
2-Bedroom	2	\$3,373	\$40,473	\$1,686	\$1,950	15.60%
Total	21	\$31,161	\$373,934	\$1,484		

*Detailed analysis available through listing agent upon receipt of a signed CA

POLICIES

Support applications for 100% secured rental housing in existing RM zones (per Rental Housing ODP)

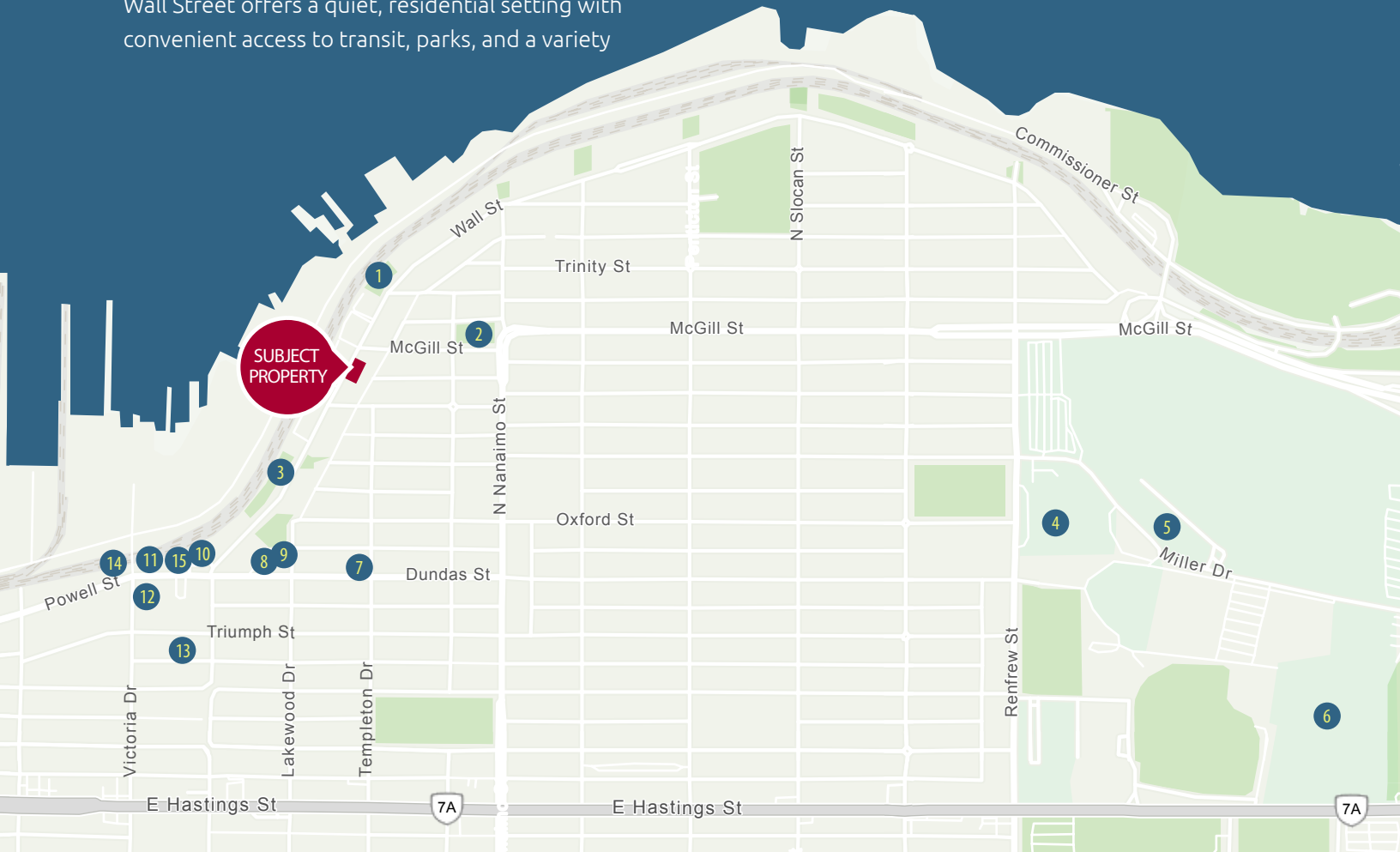
- » **Height:** Up to 6 storeys
- » **Density:** Up to 2.4 FSR
- » **Frontage:** 15.1 m (49.5 ft) min. to 60.9 m (200 ft) max.
- » **Setbacks:** 6.1 m front / 2.1 m side / 6.1 m rear
- » **Design:** Ground-level access required for first-floor units
- » **Public Realm:** Encourage improvements such as wider sidewalks, street trees, seating, lighting, and bike racks

Source: Grandview-Woodland Community Plan, City of Vancouver

LOCATION

The property is situated on the east side of Wall Street, just south of McGill Street, in the Cedar Cove subarea of Vancouver's Grandview-Woodland community. Positioned along the scenic Portside Greenway and near the Wall Street shoreline, 2184 Wall Street offers a quiet, residential setting with convenient access to transit, parks, and a variety

of everyday amenities. Its central location places it minutes from the eclectic offerings of Commercial Drive and Hastings Street, known for their vibrant mix of retail, dining, and cultural destinations.



NEARBY AMENITIES

1. Trinity Park
2. McGill Park
3. Wall Street Community Garden
4. Pacific Coliseum
5. Hastings Racecourse & Casino
6. Hastings Park
7. Far Out Coffee Post
8. Pho Dundas
9. Domino's Pizza
10. McDonald's
11. The Princeton Pub & Grill
12. JJ Bean Coffee Roasters
13. Parallel 49 Brewing Company
14. Aleph Eatery
15. Chevron

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