

**Macdonald**  
COMMERCIAL

FOR SALE

# OCEAN VIEW APARTMENTS

165 West 6th Street, North Vancouver, BC



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\* Personal Real Estate Corporation

# OCEAN VIEW APARTMENTS

165 West 6<sup>th</sup> Street, North Vancouver, BC

## LOCATION

The property is conveniently located in the City of North Vancouver midway between the popular shopping district of Central Lonsdale and the Lonsdale Quay Public Market and all the other conveniences provided in Lower Lonsdale. There are grocery and drug stores within 4 blocks and many restaurants and other services are available within a short walk.

Specifically, the property is located on the south side of the 100 block of West 6th Street less than 1 block west of Lonsdale Avenue.

## CURRENT IMPROVEMENTS

The property is improved with a well maintained wood frame 3 storey 35 suite apartment building with light weight concrete floors and was built in 1969. There are 31 x 1 bedroom units from 585 to 740 sf and 4 x 2 bedroom units from 863 to 900 sf for a total net rentable area of approximately 23,337 sf. All units have balconies and 6 have fireplaces. The building also provides spectacular harbour and Downtown Vancouver views.

There are 25 underground and 14 outdoor parking spaces. The basement accommodates an office/recreation room, washroom, a storage room, a locker room with 35 lockers, an electrical room, a boiler room and a laundry room with 3 coin operated washers and 4 coin operated dryers.

The roof was replaced in 2023 and many more electrical, plumbing, mechanical (including elevator) and cosmetic upgrades have been undertaken which will be detailed in the Due Diligence Folder.

## REDEVELOPMENT POTENTIAL

The property is designated R5 in the OCP permitting a density of 1.6 FSR and a bonus density of 1 FSR may be provided, at the discretion of the City, if a public benefit of either rental housing or a community amenity space is provided.



# PROPERTY INFORMATION

165 West 6th Street, North Vancouver

## LEGAL

LOT A BLOCK 120 DISTRICT LOTS 274 AND 548 PLAN 13200

## PID

008-707-111

## GROSS TAXES (2022)

\$34,708.03

## CURRENT ZONING

RM-1 - Medium Density Apartment Residential 1

## CURRENT OCP

Land Use: R5

Density: 1.6 FSR

Bonus: 1.0 FSR

Maximum Height: 6 storeys

## PROPERTY DIMENSIONS

150 x 140 = 21,000 sq. ft.

## SUITE MIX

31 – 1 bedrooms (585 to 740 sq.ft.)

4 – 2 bedrooms (863 to 900 sq.ft.)

## FINANCING

Treat as clear title

## REVENUE

Gross Revenue: \$576,838

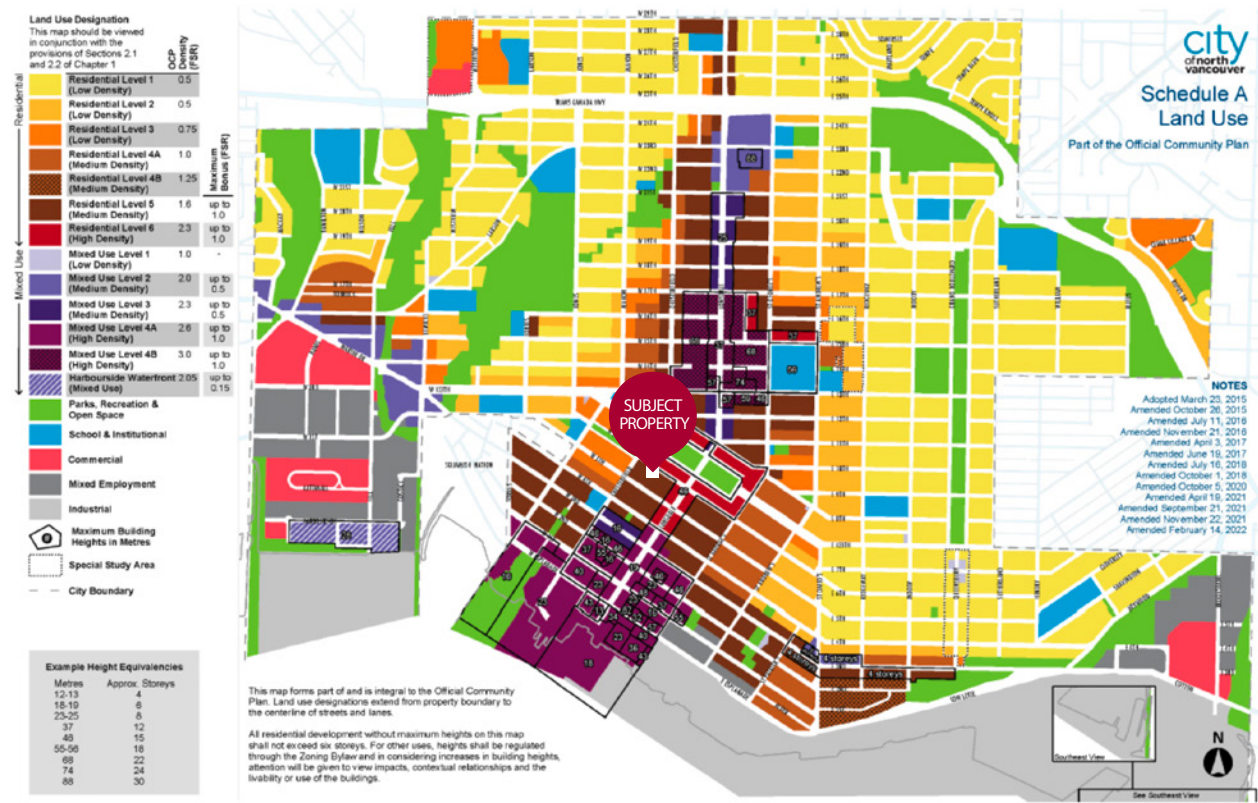
Expenses: \$180,851

Net Income: \$395,987

As of January 1 2024

## PRICE

Contact listing agents



# AMENITIES

## RESTAURANT & CAFE

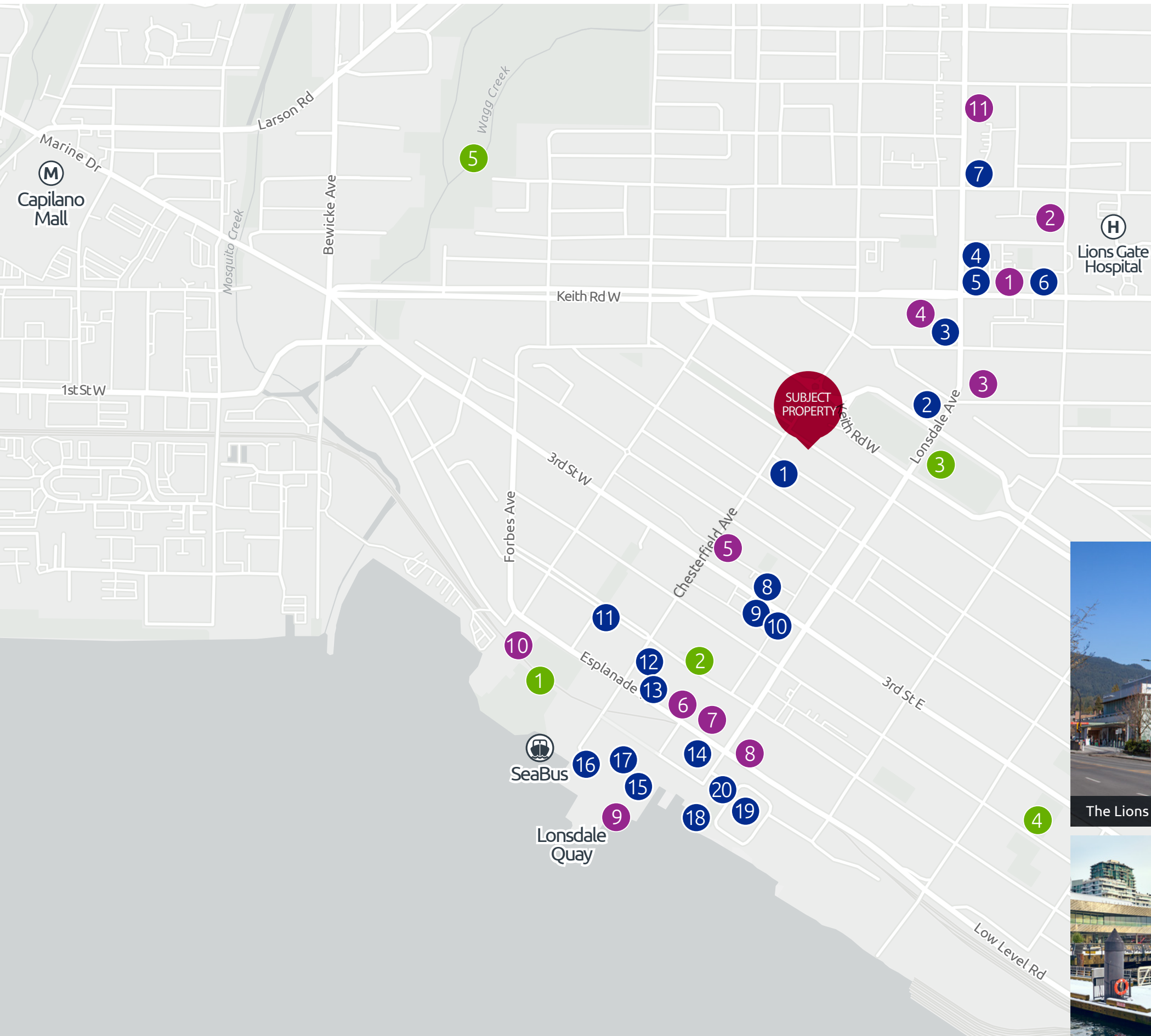
1. Bean Around The World Coffees
2. Kolbeh Restaurant
3. Ga Hyang Ru
4. Roma Pizzeria & Ristorante
5. Tacomio
6. Nando's PERI-PERI
7. Tim Hortons
8. Mythos Taverna
9. Minemura Sushi
10. Lilium Bakery
11. Sailor Hagar's Brew Pub
12. Boston Pizza
13. Freshii
14. Yohachi Sushi Japanese Restaurant
15. Pronto Pizza
16. McDonald's
17. Starbucks
18. PIER 7 Restaurant + Bar
19. JOEY Shipyards
20. Tap & Barrel • Shipyards

## SHOPPING / SERVICES

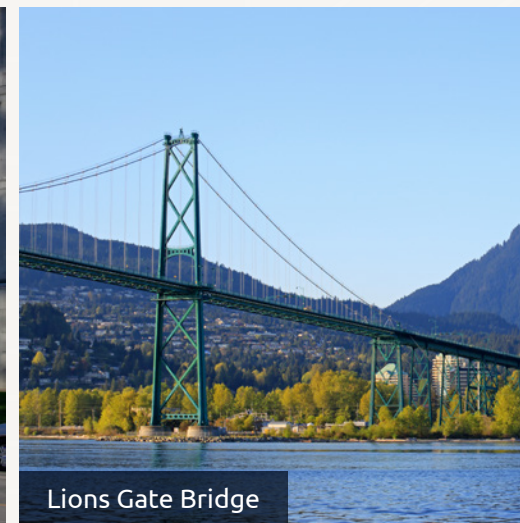
1. Whole Foods Market
2. Davies Pharmacy
3. Club16 Trevor Linden Fitness
4. Petro-Canada
5. 7-Eleven
6. IGA
7. Shoppers Drug Mart
8. BCLIQUOR Esplanade
9. Lonsdale Quay
10. BCIT Marine Campus
11. Loblaws City Market Lonsdale

## PARK / COMMUNITY PARKS

1. Waterfront Park Playground
2. John Braithwaite Community
3. Victoria Park
4. Emerald Park
5. Mahon Park



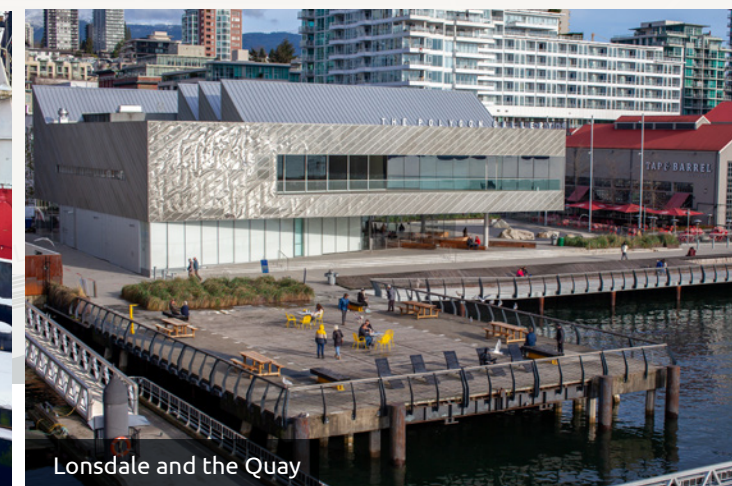
The Lions Gate Hospital



Lions Gate Bridge



Lonsdale and the Quay



Lonsdale and the Quay

## CONTACT LISTING BROKER FOR PRICE GUIDANCE

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