

*for sale*

# QUEEN MARY

1465 WEST 14<sup>TH</sup> AVENUE, VANCOUVER, BC

*Timeless trophy multi-family investment asset  
in South Granville*



CUSHMAN &  
WAKEFIELD



# THE OFFERING

Cushman & Wakefield ULC presents to investors an iconic multifamily property that celebrates Vancouver's historic and architectural character while embracing the benefits of modern-day comforts.

The Queen Mary, located at 1465 West 14th Avenue (The "Property") in the heart of Vancouver's coveted Fairview Slopes neighbourhood, is a three level, 14-unit rental apartment building improved on a 9,375 sf lot, adjacent to the renowned South Granville retail node. Featuring an excellent suite mix of very spacious and tastefully designed apartment suites, the Property has been meticulously maintained and outfitted with timeless and upscale finishes. Set within a luxurious residential pocket of one of Vancouver's most sought after neighbourhoods, The Queen Mary is just steps from the city's best amenities and a variety of employment sources. The property has been featured in several Hollywood films in the recent past which speaks to the unique architectural design. This is a generational opportunity to acquire a piece of Vancouver's history in the form of a trophy investment property.



WATCH THE VIDEO  
<https://cushwk.co/queenmary>

# INVESTMENT HIGHLIGHTS

- Exceptional curb appeal and meticulous building condition attracts high-caliber tenants.
- Charming, oversized and turnkey one and two bedroom apartments
  - Ideal for owner-occupier and easy to self-manage
- Coveted South Granville address with close proximity to future transit stations along the Broadway Subway Project
  - Secure cash flow with revenue growth potential
  - Recession proof investment asset class



## SALIENT DETAILS

CIVIC ADDRESS	1465 West 14th Avenue Vancouver, BC
PARCEL IDENTIFIER	012-921-327, 012-921-378
LOT DIMENSIONS	75' x 125'
SITE AREA	9,375 sf
ZONING DESIGNATION	RM-3
HERITAGE STATUS	None

## PRICING GUIDANCE

List Price	\$7,500,000
Price per SF of NRA	\$503
Going in Cap Rate	3.67%
Year 1 NOI	\$274,937

## BUILDING INFORMATION

YEAR BUILT	1932
CONSTRUCTION	Three level, Brick construction
UNIT MIX	1 - Bachelor ** 6 - One Bedroom 7 - Two Bedroom 14 - Total
AVERAGE SUITE SIZE	1,064 sf *
PARKING	1 stall
ON-SITE AMENITIES	Laundry & Bike Room
NET RENTABLE AREA	14,900 sf (approx.)
EFFECTIVE GROSS REVENUE	\$379,515
AVERAGE RENT \$/SF	\$2.09

\*\*Non-conforming suite  
\* Unit sizes are approximate and subject to verification



# QUEEN MARY

1465 WEST 14<sup>TH</sup> AVENUE, VANCOUVER, BC



WALK SCORE  
VERY WALKABLE  
89



BIKE SCORE  
VERY BIKEABLE  
76



TRANSIT SCORE  
EXCELLENT TRANSIT  
75

## LOCATION

As one of the most prestigious residential and retail highstreets in Metro Vancouver, South Granville's vibrant offerings and central location attract a favourable rental demographic of educated and affluent professionals. South Granville's commercial strip is known for its luxury boutiques, world-class restaurants, and art galleries. The area is well serviced with plenty and frequent public transportation options, including walkable access to the future South Granville Station that is set along the highly anticipated completion of West Broadway's Subway extension.

The immediate area is within walking distance to Meinhardt Fine Foods, HSBC Bank, Williams-Sonoma, and Shoppers Drug Mart. Nearby pedestrian and biking routes connects residents to Kits Beach, Stanley Park and Granville Island.

## DRIVE TIMES



VGH 5 mins

Downtown Vancouver 8 mins

UBC 15 mins

YVR 15 mins

### David Venance

Personal Real Estate Corporation  
Executive Vice President  
604 910 3842  
david.venance@cushwake.com

### Chris Harper

Senior Associate  
604 307 9884  
chris.harper@cushwake.com

### Don Duncan

Personal Real Estate Corporation  
Senior Vice President  
604 640 5828  
don.duncan@cushwake.com

### Patrick Hannah

Personal Real Estate Corporation  
Senior Associate  
604 362 3414  
patrick.hannah@cushwake.com

Suite 700 - 700 West Georgia Street, PO Box 10023, Pacific Centre, Vancouver, BC V7Y 1A1

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



cushmanwakefield.ca