



FOR SALE

1925 | Woodland Drive
Vancouver, BC

Kelvin Luk

Personal Real Estate Corporation
Vice President
604 662 2616
kelvin.luk@colliers.com

COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111
www.collierscanada.com



FOR SALE

1925 | Woodland Drive
Vancouver, BC



Location

1925 Woodland Drive is strategically located on the southwest corner of East 3rd Avenue and Woodland Drive in the Britannia-Woodland area of Vancouver, two blocks west of Commercial Drive. Commercial Drive is in the midst of a renaissance with new mixed-use developments drawing a wave of young professionals to the area, all while maintaining the same diverse atmosphere that makes Commercial Drive unique.

The adoption of the highly anticipated Grandview-Woodland Community Plan in July 2016 will further this trend of revitalization, as most areas have been designated for higher density developments that are 100% rental. Larger projects, such as the Commercial-Broadway Safeway Site will likely include high density residential, retail and office uses that will feature ample public spaces.

The area is heavily serviced by transit via the Broadway Bus Corridor and the Commercial-Broadway Skytrain Station, which is just steps away. They provide access to Downtown Vancouver and throughout the Lower Mainland.

A convenient location, accessibility, desirable amenities and premier accommodation culminate to present an opportunity to acquire a truly irreplaceable asset at the epicenter of new, ongoing and proposed development.



Property Highlights

- Strategic corner location with a distinguished curb side presence
- Extensively renovated 32-unit apartment building achieving premium rental rates
- Preferred suite mix featuring private balconies and patios
- Immersed within an abundance of locational amenities and nearby transit
- New electrical, plumbing, sprinklers, and roof
- Upgraded cosmetics with new kitchens, bathrooms and flooring
- Major structural upgrades including the addition of extensive shear walls, ties and anchors throughout the building

Legal Description

Lot A Block 74 District Lot 264A Group 1 New Westminster
District Plan EPP45336 PID 029-409-811

Lot Size

16,145 SF (132' x 122.31')

Zoning

RM-4

Taxes (2020)

\$47,663.00

OCP

Apartment (6 Storeys) - 2.40 FSR

Price Guidance

Contact Listing Agents

Gallery



Improvements

Built in 1979, the subject property is improved with a four-storey wood frame apartment building, which has recently undergone an extensive renovation campaign, totaling approximately 22,648 gross square feet (SF) on top of a secured, underground parking structure. The exterior is finished with a well maintained vinyl façade, some units have new double glazed windows and sliding doors with access to private balconies. A new intercom system has been implemented that allows access to the building by way of keyless fob entry.

The building features 4 bachelor units, 12 one-bedroom, 14 two-bedrooms and 2 three-bedroom suites, for a total of 32 suites, all of which have been dramatically upgraded. All suites feature open floor plans, high ceilings and ample natural light, laminate flooring in the bedrooms and common areas and tile flooring in the kitchens and bathrooms. Kitchens are equipped with new dishwashers, fridges and electric range ovens, which are all stainless steel Whirlpool, as well as new granite countertops, new cabinetry and some units have a large walk-in pantry. The bathrooms have been upgraded with new bathtubs which feature new tile surrounds, new toilets and granite vanities.

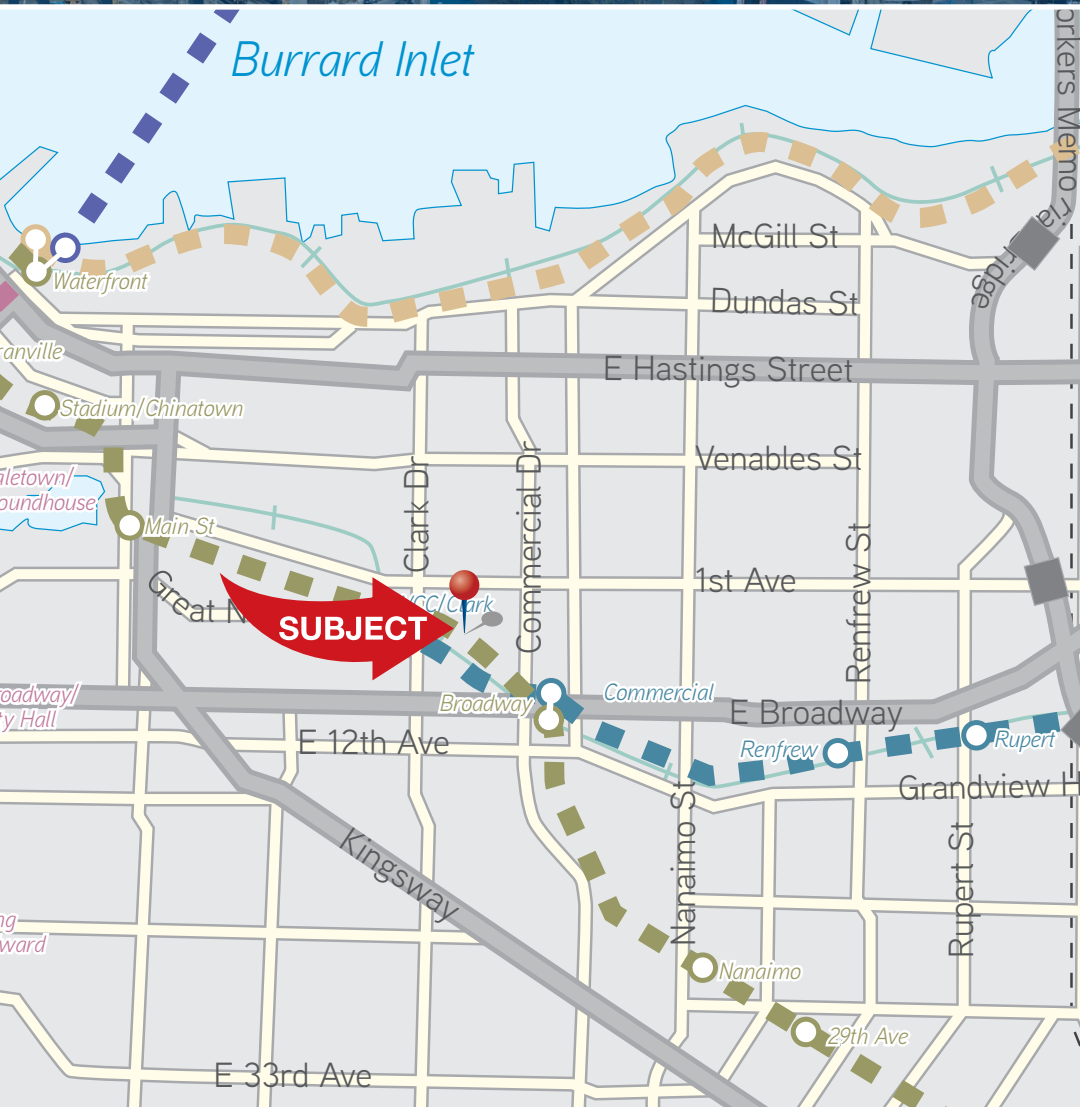
Tenants have access to the underground parking structure which features 30 secured parking stalls, 35 secured bicycle stalls and 18 full-sized storage lockers. The underground and four residential levels can be accessed by two sets of stairwells, as well as an upgraded elevator. Each floor features pressurized hallways with new carpeting and light fixtures, as well as dedicated laundry rooms with two sets of washers and dryers in each floor for a total of eight that is solely owned. The building has been fitted with a new sprinkler system and all new plumbing with replacement of the main line and risers. There is a natural gas-fired boiler dispersing heat via baseboard radiators and the main electrical service is 400-amp, whereby, all units receive 60-amp, are metered individually, and tenants are billed directly for hydro. The roof was replaced during the same period as the interior renovations with new plywood decking, exterior insulation, flashing and 2-ply torch on membrane, as well as, an additional roof drain was added.

Prospective Purchasers

Prospective purchasers are invited to submit Offers to Purchase the property through Colliers International for consideration by the Vendor using a form of Offer to Purchase provided by Colliers International. All Offers to Purchase must be submitted using the Vendor approved offer form. Detailed due diligence materials will be available to qualified investors upon execution of a Confidential Agreement (CA).

FOR SALE

1925 | Woodland Drive Vancouver, BC



Contact Us

Kelvin Luk
Personal Real Estate Corporation
Vice President
604 662 2616
kelvin.luk@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. (Vancouver). *Personal Real Estate Corporation. VS 08/2020

COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111
www.collierscanada.com

