



 **JLL** SEE A BRIGHTER WAY

For sale

Rochelle Court
1919 W 8th Avenue, Vancouver, BC

An exceptionally well located, fully-leased multi-family rental building with significant income growth and the potential for future redevelopment through an assembly

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The Opportunity

Jones Lang LaSalle Real Estate Services Inc. (“JLL”) is pleased to present an opportunity to acquire a 100% interest in Rochelle Court located at 1919 West 8th Avenue in Vancouver, BC (the “Property” or “Rochelle Court”). Rochelle Court is a 20-suite apartment building conveniently situated near the northwest corner of W 8th Avenue and Cypress Street in the vibrant Kitsilano neighborhood. The Property features a mix of studio, one, and two bedroom suites with balconies and efficient layouts in a three storey, exceptionally well maintained building.

Rochelle Court’s prime location offers easy access to a wide array of shops and restaurants along West Broadway and W 4th Avenue, as well as sought-after recreational amenities. The Property also provides excellent transit and bicycle connectivity, facilitating quick commutes to downtown Vancouver and nearby destinations, including UBC, Vancouver General Hospital, and the major retailers at Cambie & Broadway.

The Property’s accessibility is set to improve further with the anticipated completion of the Broadway Subway construction in 2026 as the forthcoming Arbutus Station will be located within a 5-minute walk from Rochelle Court.

-  **20** Suites
-  **0.28** Acres
-  **\$272,738** NOI (Stabilized)



Future Redevelopment Potential

Rochelle Court is situated within the recently adopted Broadway Plan area positioning the Property for a potential future high-rise redevelopment. The Property has been designated ‘High-Rise Residential Apartment Area’ within Kitsilano North – Area A which stipulates potential future density of up to 6.5 FSR and a maximum height of 20-storeys. It should be noted, that a minimum 150-foot frontage is required for a tower development site with a possibility to obtain a relaxation at the discretion of the Director of Planning.

Suite Mix

20	Rental Suites
4	Studio (20%)
14	One Bedroom (70%)
2	Two Bedroom (10%)

Salient Details

Address	1919 W 8 th Avenue, Vancouver, BC
PID	015-210-405; 015-210-421
Legal Description	Lot 12 & 13 Block 306 District Lot 526 Plan 590
Site Area	11,998 square feet (0.28 acres)
Rentable Area	12,172 square feet
Year Built	1966
Zoning	RM-4 (1.45 Floor Space Ratio)
Lot Dimensions	100’ frontage x 120’ depth
Broadway Plan	Kitsilano North – Area A (up to 6.5 FSR / 20-storeys)

Property Features

Parking	13 surface stalls
Laundry	Shared
Lockers	20

Property Highlights

- Attractive, highly walkable and connected location in the heart of Kitsilano, in close proximity to the future Arbutus Subway Station with an abundance of amenities nearby.
- Exceptionally well-positioned for future growth as transformation of the Broadway Corridor evolves and the Broadway Subway opens in 2026.
- Fully leased generating stable income with significant growth potential upon tenant turnover and value-add through optimization of expenses.
- Future redevelopment potential based on the recently adopted Broadway Plan which contemplates density up to 6.5 FSR and up to 20 storeys.

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The Process

The Property is offered for sale without a formal asking price.

All prospective purchasers are encouraged to execute and return the provided Confidentiality Agreement for access to additional information including Confidential Information Memorandum and a Virtual Data Room.

Please contact the exclusive advisors for offers submission guidelines.

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