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Courtesy of  
**Bruce Long, CCIM**

info@bcapartmentbuildings.com

Macdonald Commercial Real Estate Services Ltd.

**Vancouver West / BC / Kitsilano V6J 3T2**

**\$3,500,000**

## 2045 MAPLE ST

**Net Income** \$ 119,113

**Cap Rate:** 3.5

**Zoning:** RM-4

**Year Built:** 1928

**Taxes:** \$10023

**Land Sz** 5600

**Units:** Bach: 10

Studio: 0

1 Bed Rm: 4

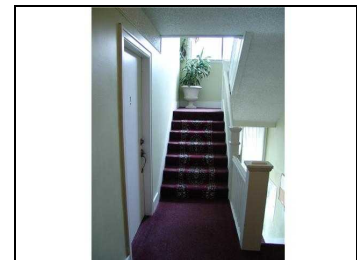
2 Bed Rm: 0

3 Bed Rm: 0

Pent: 0

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Total Units: 14



**Site Influences** Corner Site, Landscaped, Park/Reserve Nearby, Playground Nearby, Major Shopping Nearby, Sloping/Rolling, Public Transit Nearby, Treed Lot

**Linc #:** 015-247-082

**MLS #:** V4028710

The Opportunity to purchase a very well maintained 14 suite rental apartment building ideally situated on a corner in the heart of Vancouver's popular Kitsilano district. Low rents, newer roof, bachelor suites can be converted to 1 bedrooms.

listing provided by RPM Realty Ltd.

NOTE: "This representation is based in whole or in part on data generated by the Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board, Real Estate Board of Greater Vancouver or any other Real Estate Board situated in the Province of British Columbia which assumes no responsibility for its accuracy." This information is thought to be accurate but is not guaranteed.

