

FOR SALE

THREE DISTINCT MULTI-FAMILY RENTAL ASSETS WITH FUTURE REDEVELOPMENT POTENTIAL

Three exceptionally well located rental assets with significant rental income upside and redevelopment potential.

EAGLERIDGE GARDENS

1180 Lansdowne Drive, Coquitlam, BC

ROCHELLE COURT

1919 W 8th Avenue, Vancouver, BC

CORNWALL COURT

2070 Cornwall Avenue, Vancouver, BC



THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present an opportunity to acquire a 100% freehold interest in three distinct properties: Cornwall Court, Rochelle Court, and Eagleridge Gardens, (collectively the “Assets”). These purpose-built rental Assets boast a total of 161 rental suites, strategically situated in highly sought-after rental markets, including Vancouver’s Kitsilano and Coquitlam’s City Centre neighbourhoods.

Rochelle Court and Eagleridge Gardens offer significant redevelopment potential, supported by existing land use policies which allow for higher density uses.

Currently, all of the Assets are fully occupied, generating sustainable income stream with significant rental revenue growth potential.

THE OFFERING PROCESS

The Assets are currently owned by a single entity, and are offered for sale as part of one marketing campaign; however, each Asset is priced separately and may be acquired individually.

All interested parties are encouraged to execute and return the attached Confidentiality Agreement to gain access to an online data room containing pertinent information about each of the Assets.

The Assets are being offered for sale without a formal asking price. All interested parties are encouraged to contact the exclusive advisors for pricing guidance.

Offer submission timeline and format will be shared to all interested parties after the initial marketing period.

OFFERING HIGHLIGHTS

-  Three independent Assets situated in highly desirable locations
-  Fully-leased with significant rental revenue growth potential
-  Exceptionally well maintained legacy Assets
-  Significant redevelopment potential on Rochelle Court and Eagleridge Gardens

VANCOUVER WESTSIDE ASSETS



COQUITLAM ASSET



CORNWALL COURT

2070 CORNWALL AVENUE, VANCOUVER, BC

35 SUITES

0.41 ACRES

\$507,292 NOI (STABILIZED)

ROCHELLE COURT

1919 W 8th AVENUE, VANCOUVER, BC

20 SUITES

0.28 ACRES

\$248,981 NOI (STABILIZED)

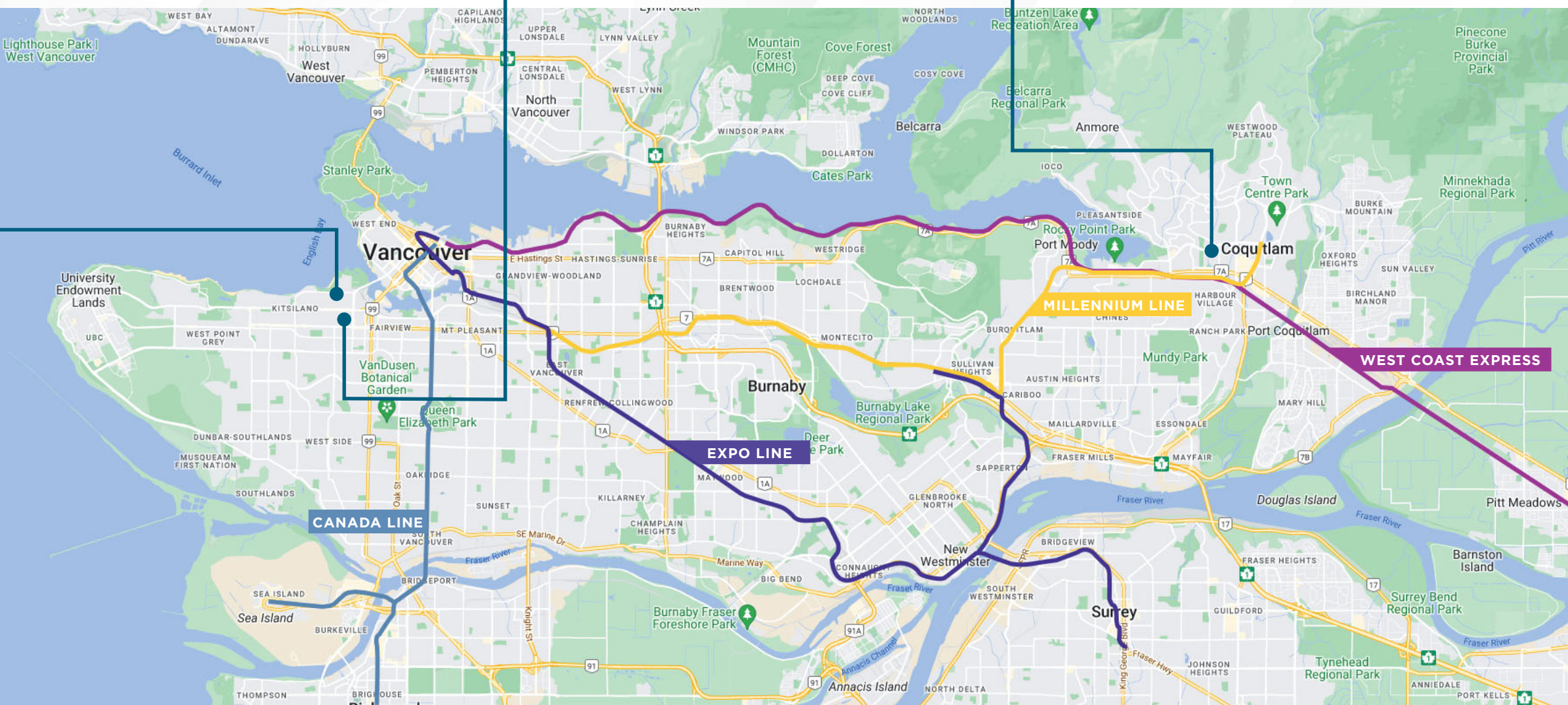
EAGLERIDGE GARDENS

1180 LANSDOWNE DRIVE, COQUITLAM, BC

106 SUITES

4.49 ACRES

\$1,123,225 NOI (STABILIZED)



EAGLERIDGE GARDENS

Eagleridge Gardens stands as a prominent apartment rental complex located at the intersection of Lansdowne Drive and Guildford Way, near Coquitlam City Centre. This asset is comprised of three distinct low-rise rental buildings, each originally constructed in 1981. Eagleridge Gardens offers a total of 106 rental suites, with a variety of spacious one and two-bedroom suite layouts, complemented with outdoor amenities including a swimming pool and tennis court.

Located on nearly 4.5-acres in the highly sought-after North Coquitlam area adjacent to the Coquitlam City Centre, Eagleridge Gardens benefits from a wealth of amenities. Its enviable location offers superb local and regional connectivity, with the SkyTrain and West Coast Express networks accessible within a 5-minute drive. Additionally, quick access to Barnet and Lougheed Highways further enhances its convenience, making Eagleridge Gardens a truly exceptional property in a vibrant and accessible community.

REDEVELOPMENT POTENTIAL

Eagleridge Gardens offers a unique future redevelopment opportunity based on the current zoning as well as the Official Community Plan land use designation. The asset's current RM-2 zoning permits more than double the existing density at 1.4 FSR with further potential to increase the density with rezoning to RM-3 which, if approved, would allow a density of up to 1.85 FSR, or over 360,000 square feet. In addition, Eagleridge Gardens features great physical attributes, with large site area, generous road frontages on Lansdowne Drive and Guildford Way, and adjacency to Scott Creek natural area.

PROPERTY HIGHLIGHTS

- **A well-maintained asset in a rare park-like setting and adjacent to Scott Creek.**
- **Exceptional location in a low-density neighbourhood yet close to a wide range of amenities including Coquitlam City Centre and Eagle Ridge Hospital.**
- **Close to SkyTrain and West Coast Express.**
- **A prominent site at 4.49 acres with frontages on Lansdowne Drive and Guildford Way.**
- **Favourable OCP land use designation within City Centre Area Plan contemplating medium density apartments up to 1.85 FSR.**
- **Fully occupied generating substantial holding income.**

EAGLERIDGE GARDENS

A unique 4.49-acre property offering a significant townhouse or mid-rise redevelopment potential with over 360,000 SF of potential new density.



SALIENT DETAILS

Address	1180 Lansdowne Drive, Coquitlam, BC
PID	001-677-926
Legal Description	Lot 155 District Lots 383 And 385 Group 1 New Westminster District Plan 53820
Site Area	195,584 square feet
Year Built	1981
Zoning	RM-2 (1.4 FSR / 3 storeys)
OCP Land Use Designation	Medium Density Apartment Residential Up to RM-3 (1.85 FSR / 3 to 8 storeys)

SUITE MIX

106	Rental Suites
34	One Bedroom (32%)
72	Two Bedroom (68%)

PROPERTY FEATURES

Amenities	Outdoor Swimming Pool, Tennis Court
Parking	165 surface stalls
Laundry	Shared
Lockers	Yes



ROCHELLE COURT

Rochelle Court is a 20-suite apartment building conveniently situated at the crossroads of W 8th Avenue and Cypress Street in the vibrant Kitsilano neighborhood. The asset features a mix of studio, one, and two bedroom suites with balconies and efficient layouts in a three storey, exceptionally maintained building.

Its 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. Rochelle Court also provides excellent transit and bicycle connectivity, facilitating quick commutes to downtown Vancouver and nearby destinations, including UBC, VGH, and the major retailers at Cambie & Broadway.

Furthermore, the asset’s accessibility is set to improve further with the anticipated completion of the Broadway Subway construction by 2026. The forthcoming Arbutus Station, located within a 5-minute walk from Rochelle Court, will enhance its connectivity.

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 maximum height of 20-storeys.

It is important to note that a minimum 150-foot frontage is required for a tower development site with possibility to obtain relaxation at the discretion of the Director of Planning.

PROPERTY HIGHLIGHTS

- **Exceptionally well-positioned for future growth as transformation of the Broadway Corridor evolves and the Broadway Subway opens in 2026.**
- **The property is fully leased generating stable income with significant growth potential upon tenant turnover and value add potential 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.**

WITHIN A 5-MINUTE WALK TO FUTURE ARBUTUS SUBWAY STATION

ROCHELLE COURT



SALIENT DETAILS

Address	1919 W 8th 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 sf (0.28 ac)
Year Built	1966
Lot Dimensions	100' frontage x 120' depth
Zoning	RM-4
Broadway Plan	Kitsilano North – Area A (up to 6.5 FSR / 20-storeys)

SUITE MIX

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

PROPERTY FEATURES

Parking	13 surface stalls
Laundry	Shared
Lockers	20



CORNWALL COURT

Cornwall Court is a 35-suite apartment building situated at the southeast corner of Cornwall Avenue and Arbutus Street, in the heart of Kitsilano neighbourhood. The exceptionally maintained property features 34 one bedroom suites and one (1) two-bedroom suite with bright spacious layouts and balconies/patios in every suite. The parking is comprised of secured underground parkade with 35 vehicle stalls and secured bike storage.

The property offers an irreplaceable location directly across Kitsilano Beach Park and within a short walk to dining and shopping along Yew Street, W 4th Avenue and West Broadway. The area also features exceptional recreational amenities with tennis and basketball courts, an outdoor saltwater swimming pool, the seawall and Vanier Park. Cornwall Court offers great transit and bicycle connectivity offering a quick commute to downtown Vancouver and other nearby destinations including UBC, VHG, and Cambie & Broadway big box stores. Cornwall Court is located within a 4-minute drive from Rochelle Court.

PROPERTY HIGHLIGHTS

- **Unmatched location, in the heart of Kitsilano, directly across Kitsilano Beach Park and a short walk to Yew Street and W 4th Avenue shopping and dining.**
- **An appealing apartment offering with large suite sizes, balconies in all suites as well as underground parking.**
- **The property is fully leased generating stable income with significant growth potential upon tenant turnover and value add potential through optimization of expenses.**

SALIENT DETAILS

Address	2070 Cornwall Avenue, Vancouver BC
PID	014-957-400
Legal Description	The East 1/2 Of Lot 3, Except The South 2 Feet Now Lane, Block 195 District Lot 526 Plan 1123
Site Area	17,713 square feet (0.41 ac)
Lot Dimensions	150' frontage x 120' depth
Zoning	RM-4
Broadway Plan	Outside of the Broadway Plan

LOCATED IN THE HEART OF KITSILANO BEACH AREA



CORNWALL COURT

SUITE MIX

35	Rental Suites
34	One Bedroom (97%)
1	Two Bedroom (3%)

PROPERTY FEATURES

Parking	35 underground stalls
Laundry	Shared
Lockers	35



CORNWALL COURT

2070 CORNWALL AVENUE, VANCOUVER, BC



ROCHELLE COURT

1919 W 8th AVENUE, VANCOUVER, BC



EAGLE RIDGE GARDENS

1180 LANSLOWNE DRIVE, COQUITLAM, BC



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