

NOLO

1717 E 13TH AVENUE
VANCOUVER, BC



FOR SALE

Brand New Premier Market Rental
Building on Vibrant Commercial Drive
with Attractive Financing In-Place

PROPERTY INTRODUCTION

Cushman & Wakefield ULC (“C&W”) is pleased to present a 100% freehold interest in Nolo, a newly constructed, four-storey purpose-built market rental apartment building prominently located at the northeast corner of Commercial Drive and East 13th Avenue in Vancouver’s Grandview-Woodland neighborhood (the “Property”). Situated in one of Vancouver’s most dynamic and culturally rich communities, Nolo offers an exceptional transit-oriented lifestyle with seamless connectivity via the Commercial-Broadway SkyTrain Station, just 400 meters away.

The Property comprises 44 residential market-rental units, thoughtfully designed with a mix of studio, one-bedroom, and two-bedroom layouts. The building features approximately 26,000 square feet of net residential area and 6,172 square feet of prime retail space at grade level, enhancing the pedestrian-friendly streetscape along Commercial Drive. Residents benefit from an array of high-end features, including in-suite laundry, private balconies, and flexible living spaces, with additional on-site amenities such as a multi-use entertainment lounge, secure underground parking with EV stalls, and a supersized bike storage room with EV charging for bikes and scooters.



Positioned along one of Vancouver’s most celebrated high streets, Nolo is steps from Commercial Drive’s eclectic mix of cafés, restaurants, boutique retailers, and everyday conveniences. The Property is also just minutes from Trout Lake Park and the community center, offering abundant recreational opportunities, a farmer’s market, and green space that fosters an active urban lifestyle.



SALIENT DETAILS

Address	1717 E 13th Avenue, Vancouver, BC V5N 0J7
PID	031-849-211
Zoning	C-2C1
Site Area	13,849 SF
Total Rentable Area	32,370 SF
Residential Net Rentable Area	26,198 SF
Commercial Rentable Area	6,172 SF
Total Residential Units	44 suites
Average Residential Unit Size	595 SF
Parking	24 stalls
Project Completion	January 2025
Current Status	Completed – Now Leasing
Residential Suite Mix	Studio One-bedroom Two-bedroom
Financing	CMHC MLI Select Loan In-Place Net Housing Loan Amount: \$24,590,000.00 Interest Rate: 3.50%
Listing Price	Contact Listing Agents

SUITE FEATURES

- Concrete and wood frame construction
 - 24” stainless steel refrigerator and freezer
 - 24” induction range and oven
 - Ultra-quiet Energy Star dishwasher
 - Stainless steel microwave
 - Kitchens include heat and scratch-resistant quartz countertops and marble-like backsplash
- Brushed nickel kitchen and bathroom fixtures
 - Wide-plank luxury vinyl flooring throughout homes
 - Blackout roller shades in all homes only in bedrooms
 - Double-glazed windows ensure homes are bright and offer UV protection and effective noise reduction

INVESTMENT HIGHLIGHTS



A four-storey, 44-unit purpose-built market rental apartment building with approximately 6,172 SF of ground-floor retail space, prominently located at the northeast corner of Commercial Drive and East 13th Avenue.



The development is transit-oriented, situated just 400 meters from the Commercial-Broadway SkyTrain Station, connecting residents to the Expo Line, Millennium Line, and the new Broadway Line extension, with seamless access to Downtown Vancouver and the Metro region.



All residential units are thoughtfully designed with modern finishes, featuring in-suite laundry, private balconies, flex spaces, and pet-friendly accommodations.



Headwater Projects, a trusted Vancouver-based developer with a strong track record of delivering high-quality multi-family and mixed-use projects, leads the development, emphasizing sustainability, innovation, and community-focused living.



Designed for convenience and sustainability, Nolo offers supersized bike storage with EV charging, secure underground parking, a multi-use entertainment lounge, and outdoor spaces for gatherings, including a BBQ area and firepit.



Vancouver’s rental market remains one of the most in-demand in Canada, fueled by rising immigration and limited supply, positioning Nolo as a prime investment opportunity in one of the city’s most desirable locations.

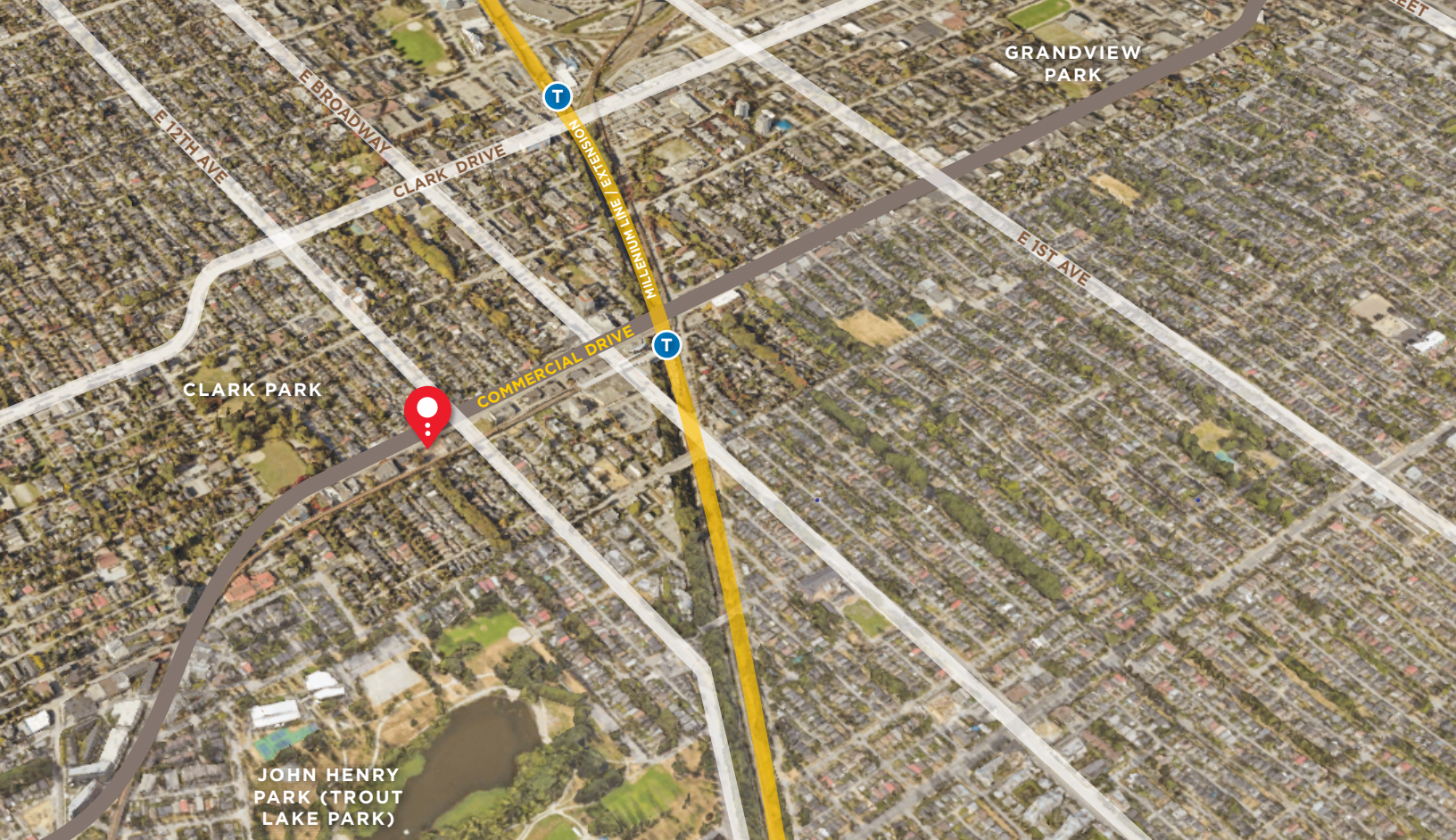


THE LOCATION

Vibrant Urban Lifestyle & Community

Nolo is situated in Vancouver's Kensington-Cedar Cottage neighborhood, a thriving and diverse community known for its strong local identity, cultural vibrancy, and accessibility. One of Vancouver's most dynamic residential areas, Kensington-Cedar Cottage is experiencing thoughtful growth, with a focus on increased rental housing, expanded public spaces, and improved transit and cycling infrastructure. The neighborhood maintains a balance of urban convenience and residential charm, offering a mix of heritage homes, modern developments, and a variety of local amenities that cater to families, professionals, and creatives alike.





HEADWATER PROJECTS



Headwater Projects is a Vancouver-based real estate investment firm that has been creating value through strategic investment and proactive management since its inception in 2008. Built on a strong foundation of expertise, the company has grown into a diversified leader in real estate, with experience spanning residential rental and market housing, prime retail, and office properties.

With a current portfolio valuation exceeding \$350 million, Headwater Projects specializes in the integrated management and development of a wide range of asset classes. They excel in private equity capital placements and deal syndication, earning a reputation as a trusted partner in the industry. Backed by an experienced development team committed to the highest standards of quality, Headwater Projects continues to deliver exceptional results across all its ventures.

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