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REALTY  
GROUP

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# FOR SALE

**The Park Seville**  
1901 Barclay Street,  
Vancouver, B.C.

**30 SUITE APARTMENT BLOCK LOCATED IN THE WEST END**



For additional information on this opportunity, please contact:

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**Location:**

The Park Seville is located at the Northeast corner of Barclay and Gilford Streets in the West End, only 3 blocks to English Bay, 2 blocks from Stanley Park and 1 block from Denman Street.

**Building:**

3 story concrete building of approximately 20,000 square feet built in 1954 with covered gated parking off rear Lane. Upgrades in past years include roof in 2016, domestic water re-piping 2011, exterior painting 2016, environmental stage 1 in 2001. Note existing boiler original.

**Land:**

8,646 square foot corner lot with 66 feet fronting Barclay Street and 131 feet fronting Gilford Street.

**Suites:**

30 suites comprised of 15 - 1 Bedroom Units & 15 Bachelor Units.

**Zoning:**

RM-5B

**Assessments:**

2022 - Land \$7,781,000 + Building \$2,987,000 = \$10,768,000

**Income & Expense Summary:**

Annualized Effective Gross Income 2022	\$429,983
Less: Annualized Expenses 2022	- \$151,364
Net Income:	= \$278,619

**Property Taxes (2021):**

\$26,860.97

**Legal Description :**

Lot 28, Block 67, Plan VAP92, District Lot 185 Land District 36, PID 004-712-404

**Listing Price:**

**\$10,800,000**

