



For Sale

2121 E 33rd Avenue, Vancouver | BC

Colliers presents an opportunity to purchase a newly constructed rental building

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Colliers

*Personal Real Estate Corporation**

Accelerating success.

Property Overview

The Property is strategically located in a rapidly growing East Vancouver neighborhood, offering excellent access to major transit routes and arterial roads. Positioned to capitalize on strong market demand for rental housing, the building, currently under construction with an estimated completion of Q3 2025, will be composed of two-building 16 unit stacked townhomes. With limited new supply in the area and solid long-term market fundamentals, this project presents an attractive opportunity for investors seeking stable income and future value growth.

Salient Facts

Civic Address 2121 E 33rd Avenue, Vancouver BC

PID 029-788-030

Legal Description LOT A BLOCK H DISTRICT LOT 393 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP59667

Lot Size +/- 11,373 SF

Rentable Area 12,820 SF

Zoning RM-7 – Multiple Dwelling

Asset Two-building, 16 unit stacked townhomes

Parking Residential - 6 Stalls
Secured bike – 12 Stalls
Street Parking - Approx. 6 Stalls

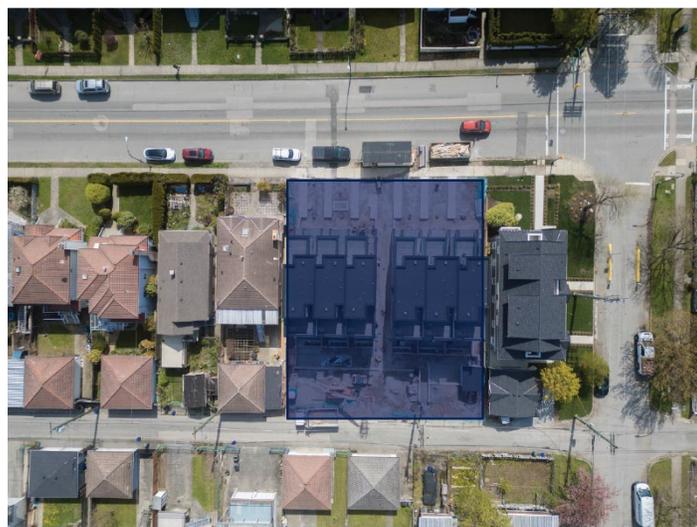
Suite Mix 4 x Studios (300 SF)
4 x Two-Bedroom (875 SF)
2 x Three-Bedroom (1,165 SF)
6 x Two-Bedroom + Den (965 SF)

Total: 16 units

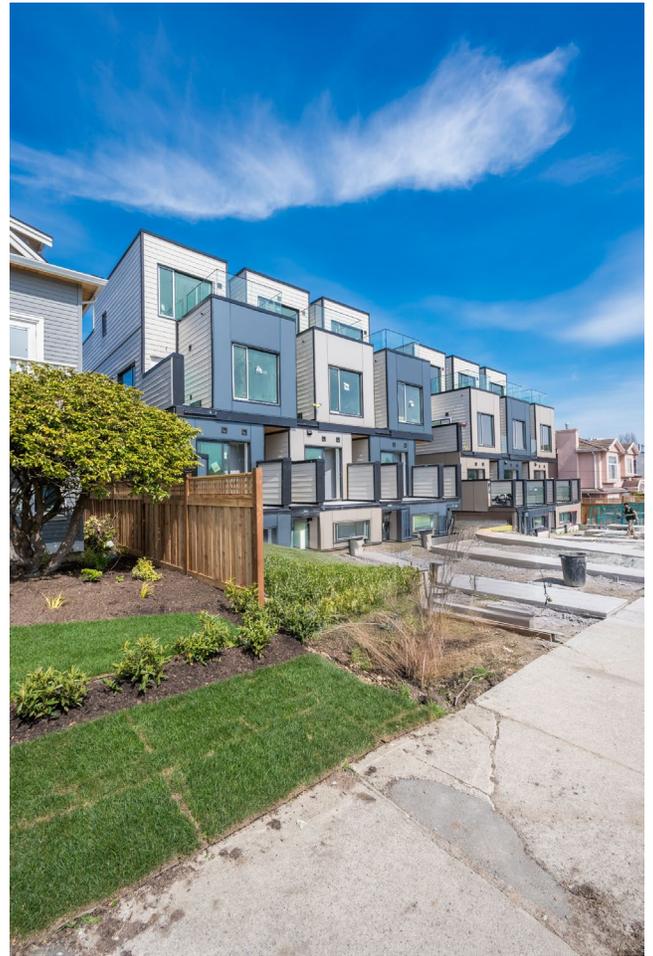
Projected NOI \$541,180

Asking Price Contact Listing Agents

Legal Map

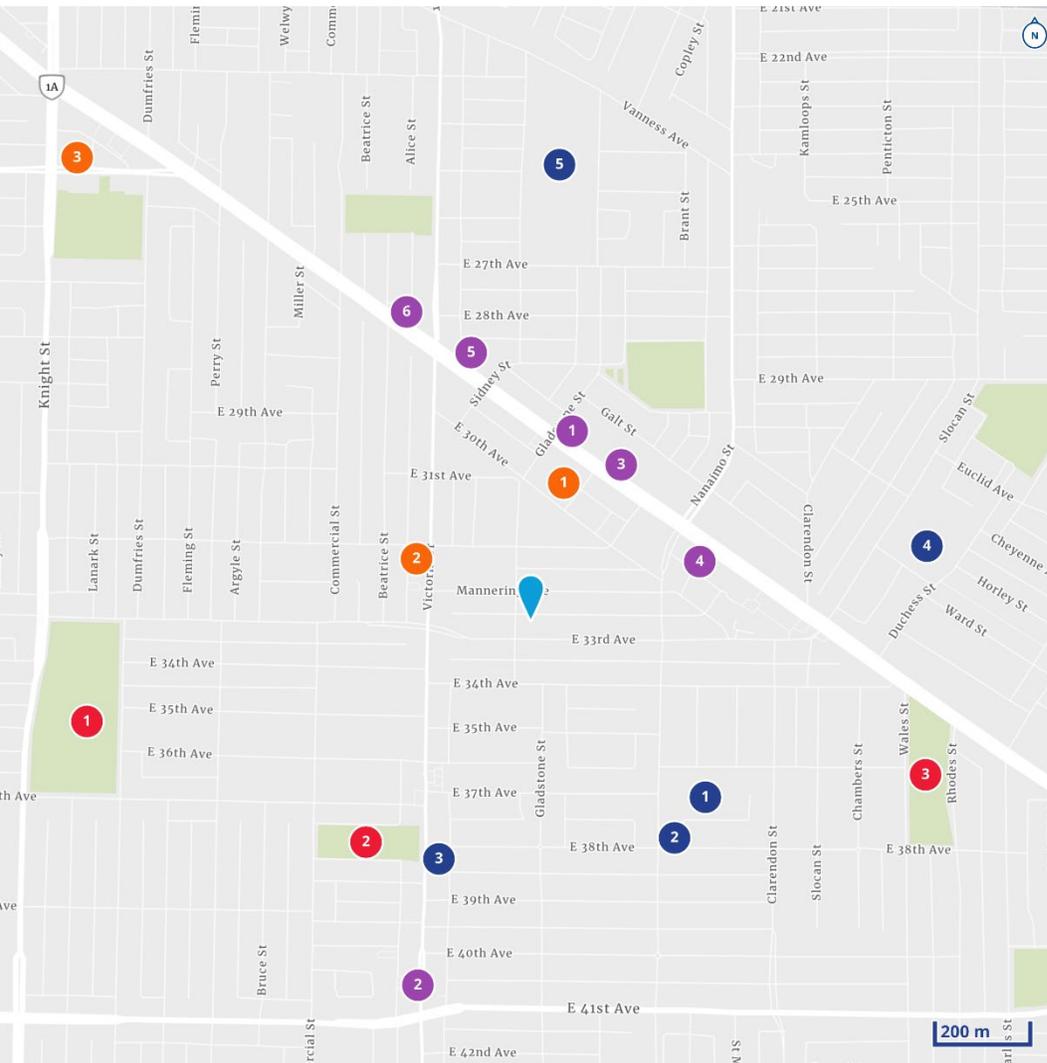


Property at a Glance





Location Overview



Nearby Amenities

 2121 E 33rd Avenue,
Vancouver BC

Grocery

-  T&T Supermarket
-  88 Supermarket
-  Save-On-Foods

Commercial

-  Dollarama
-  London Drugs
-  Synergy Physio & Health Clinic
-  Shoppers Drug Mart
-  McDonald's
-  Green Lettuce

Institutional

-  Cunningham Elementary School
-  Le Soleil Montessori Infant Community
-  Vancouver Fire Hall No. 20
-  John Norquay Elementary School
-  Gladstone Secondary School

Parks

-  Kensington Park & Pool
-  Jones Park
-  Norquay Park

Collingwood

Collingwood is a lively and diverse neighbourhood in Eastern Vancouver. Its residents enjoy a mix of urban amenities and community charm. Collingwood is between Kingsway and Boundary Road, providing easy access to downtown Vancouver and beyond.

Collingwood is a great neighbourhood that provides a range of amenities and attractions to cater to the diverse interests and lifestyles of residents. The area has several parks and green spaces, such as the expansive Renfrew Ravine Park and the scenic Central Park, where locals can indulge in outdoor activities like picnics, walking trails, and sports. Moreover, Collingwood has a variety of shopping and dining options along Kingsway, where residents can find everything from international cuisine to locally-owned boutiques and shops.

Assumed Materials of Construction

2121 E 33rd Avenue, Vancouver

Exterior Finishings

Combination of hardi-panels and hardi-board, or like material

Age and Condition

A new development on completion, with workmanship and materials expected to meet or exceed the market standard. A contemporary design that should compete well in the marketplace

Structure

Two-building, 16 unit stacked townhouse development

Foundations

Presumed to be reinforced concrete perimeter footings, column pads and surface foundation, designed and supervised by a qualified engineer. Concrete floor slabs

Heating

Electric baseboard

Plumbing

Two-to-five-piece bathrooms. Connections for dishwashers, in-suite laundry, double compartment kitchen sinks and domestic hot water supply

Electrical

Entrance cap and main switches, circuit breaker panels and individual meters. Fluorescent and incandescent lighting fixtures including halogen track lights and pot lights. All necessary outlets and receptacles for residential use, cablevision and telephone outlets, security video intercoms, pre-wire for internet, smoke and heat detectors, fire alarms, etc.





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