

// INVESTMENT
OPPORTUNITY

FOR SALE

21-Unit Apartment
Sechelt, BC



NATHAN LEGG

Associate | Investment Sales
604.697.3055 | nlegg@cdnglobal.com

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Commercial Real Estate Advisors

INVESTMENT HIGHLIGHTS

Introducing Inlet Apartments—a rare investment opportunity located just four blocks from Sechelt’s vibrant town center. This well-maintained, 21-unit building, built in 1987 on three city lots, offers 20 spacious two-bedroom units and 1 studio, with free parking and convenient access to major retail, hospitals, and schools. With a live-in manager ensuring regular upkeep and renovations during tenant turnover, this property offers significant upside potential, boasting a 78% gap to market rents. Additional value-add opportunities through strategic capex investments make Inlet Apartments a compelling prospect for savvy investors looking to capitalize on Sechelt’s growth.

- 20 two-bedroom, one bath suites and one studio suite
- 16 suites are approx. 825 sq.ft. and each have their own balcony and storage area
- 4 suites are “penthouses” approx. 900 sq.ft. with a large roof balcony and storage room
- 20 of the 21 suites have electric baseboard heat and own hot water tanks
- On-site property manager who has lived in the building for 20 years
- Owners are the original builders of Inlet Apartments, in 1987



PROPERTY DETAILS

\$4,000,000.00



CURRENT NUMBERS

Rental Income	\$265,968.00
Total Expenses	\$94,748.00
NOI	\$171,220.00
Cap Rate	4.30%

PROFORMA

Rental Income	\$449,400.00
Total Expenses	\$97,590.00
NOI	\$351,810.00
Cap Rate	8.80%

Civic Addresses: 5662 Hightide Avenue, Sechelt BC V0N 3A3

Legal Description: Lot B (See R97987) Block G District Lot 304 Plan 15854

PIDs: 010-596-127

Lot Size: ~23,633 SF

Zoning: R-4

Year Built: 1987

Construction: Wood-frame

Units & Unit Mix: 21-units total: 1-studio; and 20 two-bedroom one bath units

Parking: Front and rear

CONTACT

All qualified purchasers will be given data room access following execution of a [confidentiality agreement](#). Please contact the listing agents for pricing guidance.



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CDNGLOBAL
555 Burrard Street, Suite 1155, Vancouver, BC V7X 1M8
www.cdnglobal.com

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