

FOR SALE *
Kerrisdale Investment Opportunity
El Royale Apartments

5926 Yew St Vancouver BC

Asking \$4,800,000



3 Storey Concrete Apartment Block

Every suite is a corner unit

Wall to wall windows and concrete balconies

Beveled cove living room ceilings

Large oak parquet flooring

Shared laundry on the main

ALANA BERTINI, Associate Broker

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BUILDING DETAILS

Built in 1959 - 54 years old
Gross building area 15,039SF
Gross livable area 14,638SF
Caretaker living in the building
Hydraulic elevator
7 - 2 bedroom units (approximately 1,100SF)
7 - 1 bedroom units (approximately 800SF)
13 storage lockers
7 partially covered parking and a 2 car garage
100 amp service per suite
Hot water heat
Taxes 2013: \$14,588
Lot Size; 69.3' X 128.5' - 8,905.05 SQFT

UPGRADES

Torch on and tar gravel roof (repaired in 2006)
Hot water tank replaced in 2003
Heater for hot water tank in 2007

INCOME

Gross income \$195,867
Expenses \$86,402
Net income \$108,026

showings available with an accepted offer



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