

FOR SALE

Aldon Apartments

1742 PENDRELL STREET, VANCOUVER, BC

Significant value-add opportunity to acquire a 23-unit rental apartment building that is currently 30% vacant and ready for immediate renovations in English Bay



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PROPERTY DETAILS

PROPERTY ADDRESS

1742 Pendrell Street, Vancouver, BC

PID

015-753-824

LEGAL DESCRIPTION

LOT 11, BLOCK 61, PLAN VAP92, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT

LOT SIZE

8,646 sf (66 ft x 131 ft)

YEAR BUILT

1956

ZONING

RM 5A - Multiple Dwelling

STOREYS

3

STRUCTURE

Wood-frame

UNITS

23

SUITE MIX

23 one-bedroom units

PARKING

9 covered stalls and 2 uncovered stalls

FINANCING

Treat as a clear title

SALE STRUCTURE

Asset sale - PTT will apply

2026 ASSESSED VALUE

\$6,977,000

PRICING GUIDANCE

Contact Listing Agents

ALDON APARTMENTS

1742 Pendrell Street, Vancouver, BC

Opportunity

The Avison Young Multi-Family Team is pleased to offer Aldon Apartments for sale, a well-located rental building at 1742 Pendrell Street in Vancouver's highly sought-after West End (the "Property").

Positioned on an 8,646 square foot lot on the south side of Pendrell Street, the Property features a 66-foot frontage and 131-foot depth. This rare value-add opportunity comprises 23 rental suites across three storeys, including a penthouse suite.

This asset offers a compelling value-add investment opportunity, thoughtfully priced to enable purchasers to unlock meaningful upside through modernization and operational improvements.

Investment highlights



Value-Add Potential - The Property is positioned as a significant value add opportunity to improve the overall building and rental units



Vacant Units - There are currently 7 vacant units or 30% of the building, allowing for an immediate renovation program and lease up at market rents



Upside in Rents - The current rents remain well below market; turnover and targeted improvements offer a clear path to increased income and value



Premier West End Location - The Property is located steps from the Seawall, English Bay, Stanley Park, and Denman Street, supporting long term tenant appeal and asset appreciation



Developed Neighbourhood - The Property is neighbouring a brand new rental development and is surrounded by well kept assets, making it an ideal asset to improve for the long term



Due Diligence Reports - Vendor has completed a Phase I Environmental Report and Building Condition Report which will be available for review by prospective buyers

Rent Roll

MARCH 2026

Suite	Type	Size (sf)	Contract Rent	Contract Rent PSF	Status
1	1-Bed	639 sf	\$750	\$1.17	
2	1-Bed	639 sf	\$745	\$1.17	
101	1-Bed	550 sf		\$0.00	Vacant Unit
102	1-Bed	550 sf		\$0.00	Vacant Unit
103	1-Bed	550 sf	\$1,063	\$1.93	
104	1-Bed	450 sf		\$0.00	Vacant Unit
105	1-Bed	450 sf	\$947	\$2.10	
106	1-Bed	550 sf		\$0.00	Vacant Unit
107	1-Bed	550 sf		\$0.00	Vacant Unit
108	1-Bed	550 sf		\$0.00	Vacant Unit
109	1-Bed	450 sf	\$648	\$1.44	
110	1-Bed	560 sf	\$846	\$1.51	
201	1-Bed	550 sf	\$1,400	\$2.55	
202	1-Bed	550 sf	\$983	\$1.79	
203	1-Bed	550 sf	\$810	\$1.47	
204	1-Bed	560 sf	\$812	\$1.45	
205	1-Bed	410 sf	\$609	\$1.48	
206	1-Bed	550 sf	\$937	\$1.70	
207	1-Bed	560 sf	\$947	\$1.69	
208	1-Bed	550 sf	\$1,071	\$1.95	
209	1-Bed	450 sf		\$0.00	Vacant Unit
210	1-Bed	560 sf	\$763	\$1.36	
301	1-Bed	670 sf	\$1,795	\$2.68	



Location overview

Nestled in Vancouver's vibrant and highly desirable West End, Aldon Apartments offers an exceptional location that perfectly blends urban convenience with a quiet, residential atmosphere. Just steps from English Bay Beach, the Seawall, and within walking distance of Stanley Park, residents enjoy immediate access to some of the city's most scenic natural landscapes and recreational amenities.

The West End is one of Vancouver's most densely populated neighbourhoods, yet it retains a charming residential feel. The area continues to attract young professionals, downsizers, and long term renters, drawn by its walkability, proximity to downtown, and diverse range of amenities. The population is highly educated, with many residents working in professional services, technology, healthcare, and creative industries.

Residents benefit from a variety of convenient transportation options, with nearby bus routes, bike paths, and the Seawall offering quick access to the downtown core and the broader region. This makes the location ideal for urban professionals seeking a serene yet well-connected lifestyle.

Aldon Apartments represents a rare opportunity to invest in one of Vancouver's most coveted residential neighbourhoods, an area known for its strong rental demand, long-term growth potential, and enduring appeal among a diverse and expanding population.

This value-add property is positioned to benefit from the continued evolution of the West End as one of the city's most livable and sought-after communities.

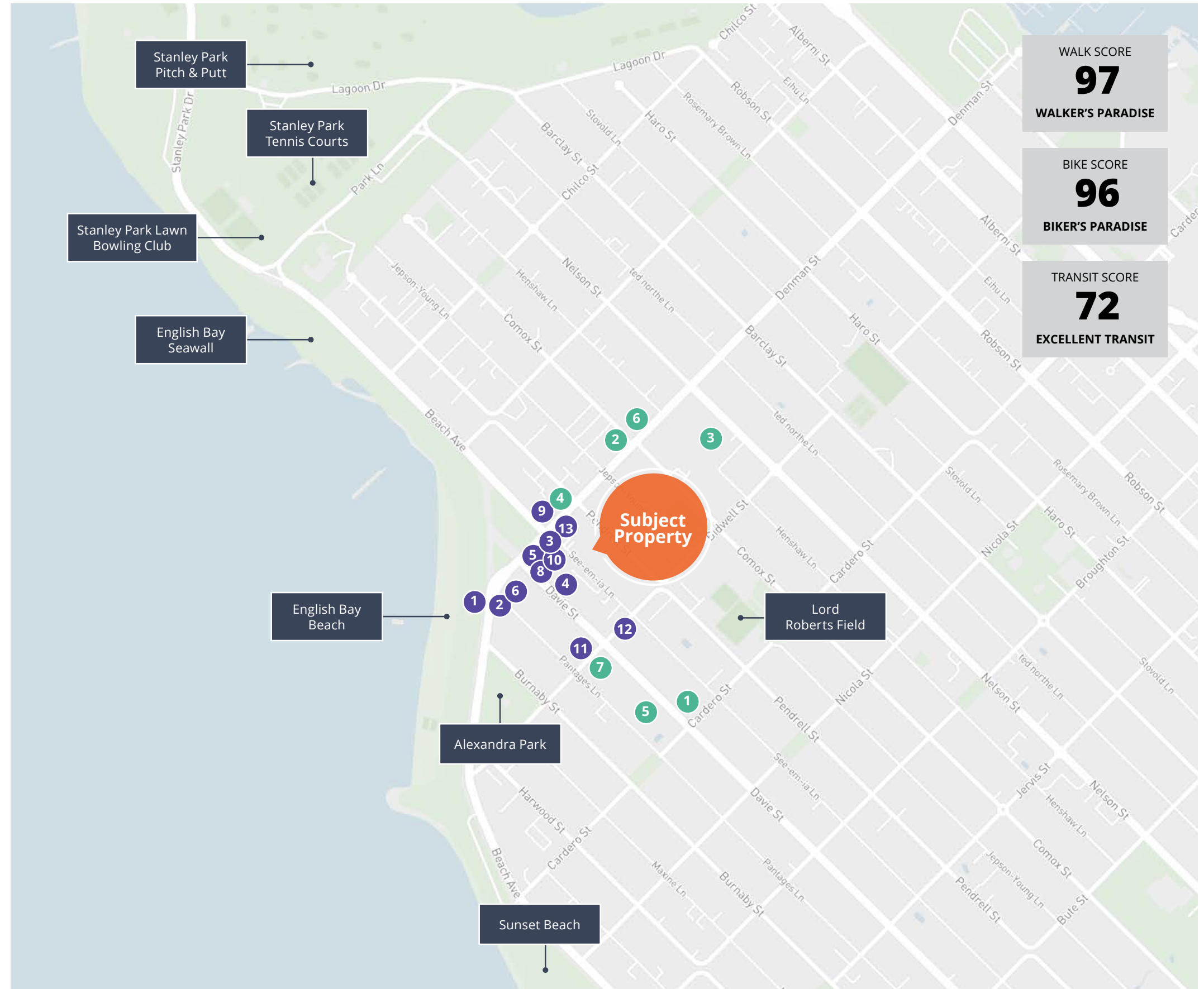
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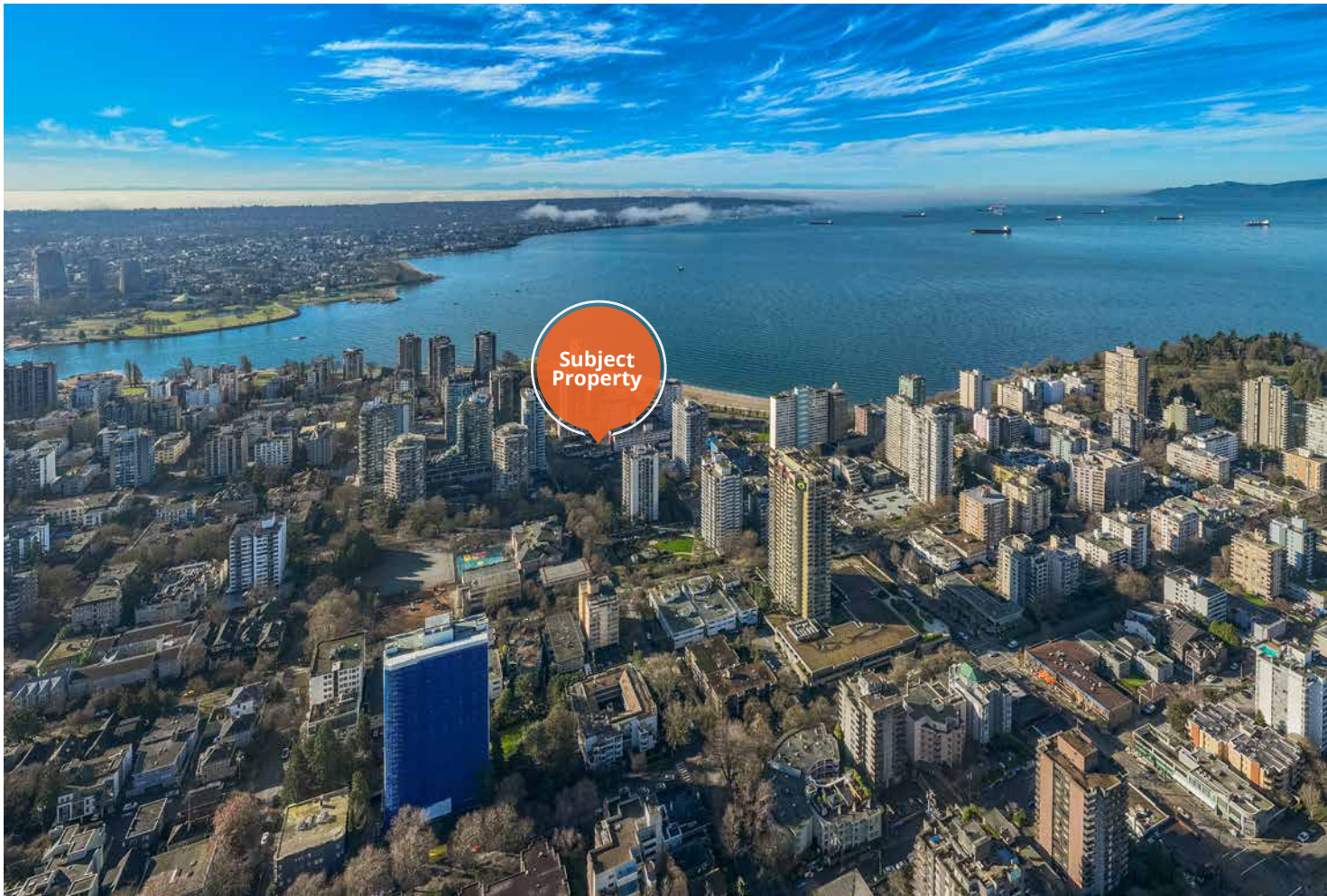
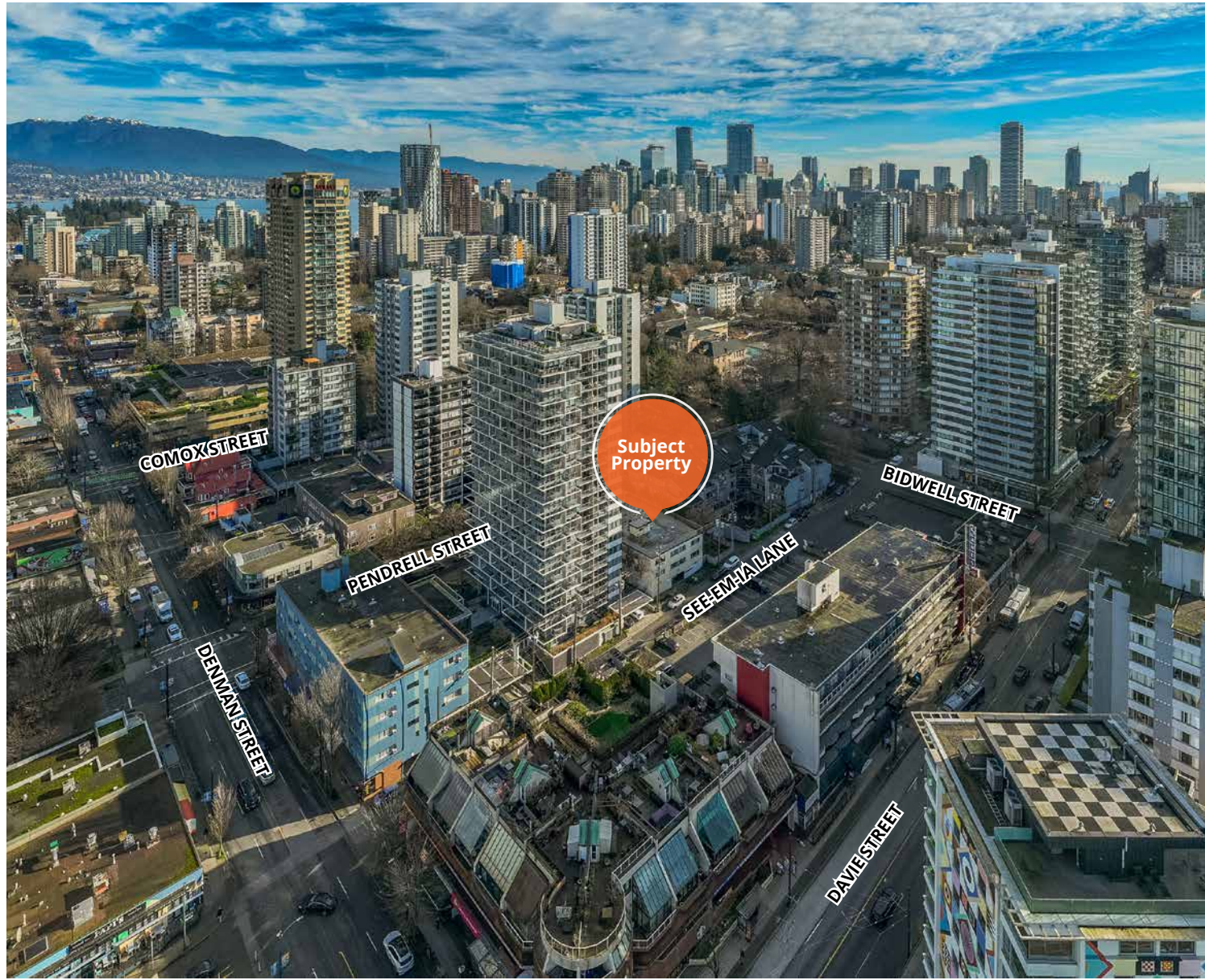
RESTAURANTS & CAFÉS

1. Cactus Club Cafe
2. CRAFT Beer Market English Bay
3. Taqueria Jalisco Mexican Restaurant
4. The Park Pub
5. LUCKY SUSHI CO.
6. Hook Restaurant
7. Delany's Coffee House
8. Starbucks Coffee Company
9. Papi's Seafood and Oyster Bar
10. Vonns
11. JJ Bean Coffee Roasters
12. Bisou Bakehouse
13. Babylon Restaurant & Bar

SHOPPING & SERVICES

1. Safeway Davie Street
2. Kin's Farm Market
3. NOFRILLS Vancouver
4. Medical Centre Pharmacy
5. London Drugs
6. 7-Eleven
7. TD Canada Trust Branch and ATM







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