

FOR SALE

Two freehold multifamily buildings comprising 60 units at UBC

5600 Dalhousie Road &
5450 University Boulevard
Vancouver, BC

Vancouver & Investment Development Advisors Group:

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Co-listed with Premise Properties Ltd.

Accelerating success.

Colliers



Key Highlights

5600 Dalhosie Road & 5450 University Boulevard, Vancouver, BC



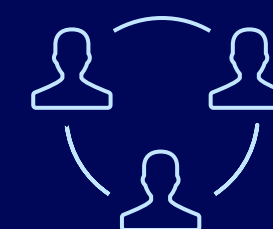
Rare opportunity to acquire two freehold three-storey multifamily buildings comprising 60 units, situated in the scenic UBC neighbourhood.



Prime location in the University Endowment Lands, providing convenient access to the UBC campus and its many amenities, including restaurants, cafes, grocery stores, recreational facilities, and essential services. Also nearby are the University Golf Club and scenic beaches and parks such as Pacific Spirit Regional Park, Spanish Banks, and Jericho Beach Park.



Strong potential to increase income with significant upside upon turnover of current rents.



Capitalize on the strong demand for residential properties in close proximity to the University of British Columbia.

Property Overview

Somerset Manor - 5600 Dalhousie Road

Somerset Manor is a 35-unit, three-storey walk-up rental building with a penthouse level, originally built in 1951. A separate parkade across the lane on the east side provides 28 enclosed parking stalls. Both the building and its suites have undergone significant upgrades over the years with 57% of units already renovated. In 2019, the building received LED lighting upgrades, new low-flow toilets, and renovations to the corridor and finishes.



Somerset Manor

Address	5600 Dalhousie Road, Vancouver, BC		
Location	Located on the southeast side of Dalhousie Road between Allison and Kings Road.		
Current Zoning	MF-1, Multiple Dwelling District (Low Rise), which allows for a FAR of 1.45 and heights of 4-storeys		
OCP	RMF-1, Residential Multiple Family (Low-Rise), which allows for a FAR of 1.75 and heights of 4-storeys		
Year Built	1951		
Site Size	32,544 SF (0.747 acres)		
Total Rentable Area	33,277 SF		
Unit Mix	Type	# Units	Avg. Size
	1-Bedroom	9	754 SF
	2-Bedroom	25	1,003 SF
	3-Bedroom	1	1,405 SF
	Total	35	951 SF
Avg. Rent/SF	\$2.81/SF (35% below market)		
Improvements	The lot is improved with a three-storey concrete multifamily rental building and single-storey parkade on the other side of the lane with 28 enclosed stalls		
Gross Taxes (2025)	\$81,019.61		
Financing	Offered free and clear		

Interior Gallery

Somerset Manor - 5600 Dalhousie Road

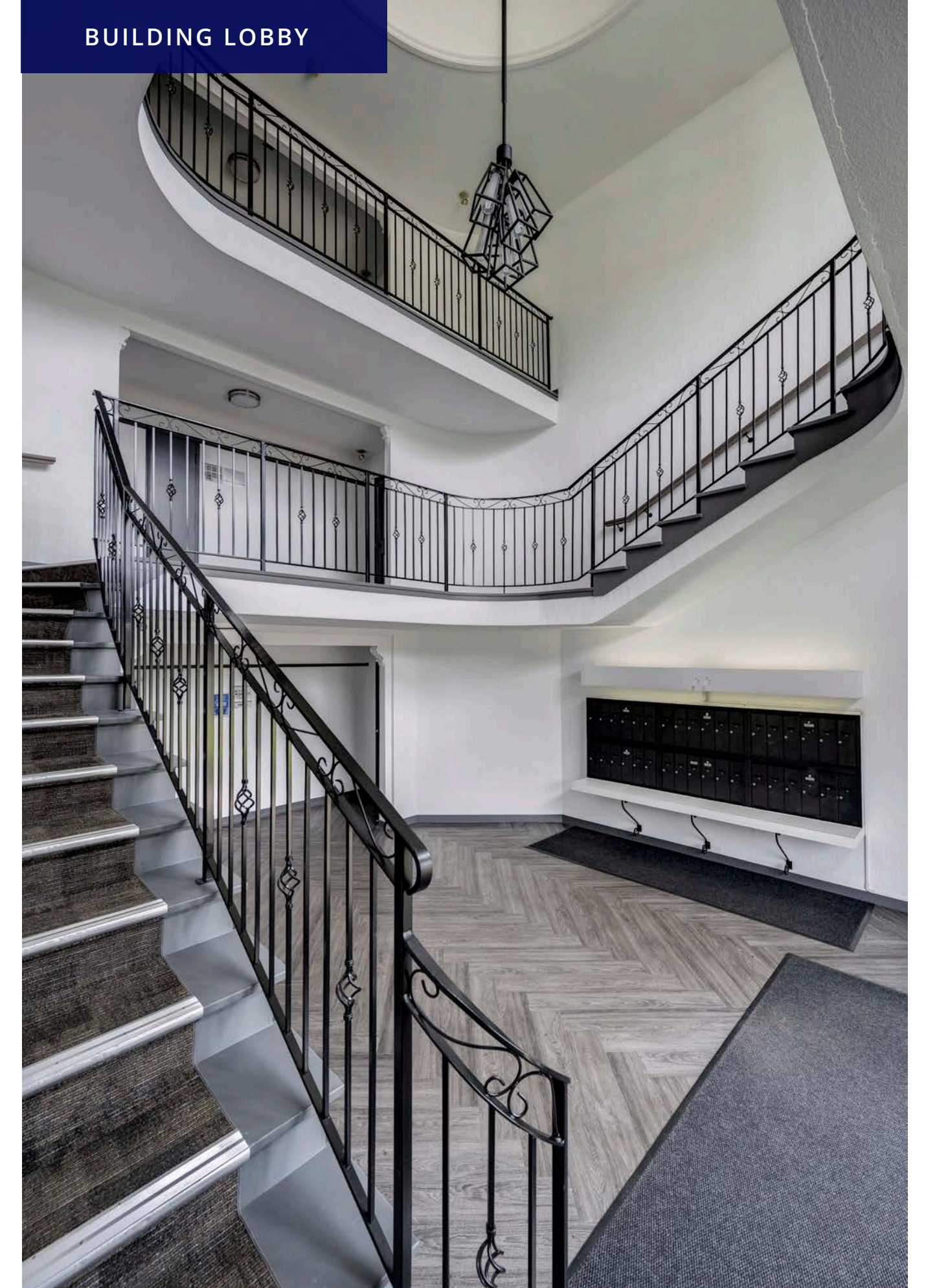
UNIT - LIVING ROOM



SHARED LAUNDRY



BUILDING LOBBY



UNIT - BATHROOM



UNIT - KITCHEN



Colonial House

Address	5450 University Boulevard, Vancouver, BC		
Location	Located on the south side of University Boulevard between Toronto Road and Acadia Road.		
Current Zoning	MF-1, Multiple Dwelling District (Low Rise), which allows for a FAR of 1.45 and heights of 4-storeys		
OCP	RMF-1, Residential Multiple Family (Low-Rise), which allows for a FAR of 1.75 and heights of 4-storeys		
Year Built	1952		
Site Size	20,698 SF (0.475 acres)		
Total Rentable Area	23,845 SF		
Unit Mix	Type	# Units	Avg. Size
	Bachelor	4	417 SF
	1-Bedroom*	4	658 SF
	2-Bedroom	13	965 SF
	3-Bedroom	4	1,750 SF
	Total	25	954 SF
Avg. Rent/SF	\$2.93/SF (27% below market)		
Improvements	The lot is improved with a three-storey concrete multifamily rental building with 17 underground parking stalls.		
Gross Taxes (2025)	\$37,191.53		
Financing	Offered free and clear		

*Two of the 1-bedroom unit sizes are based on vendor estimates.

Property Overview

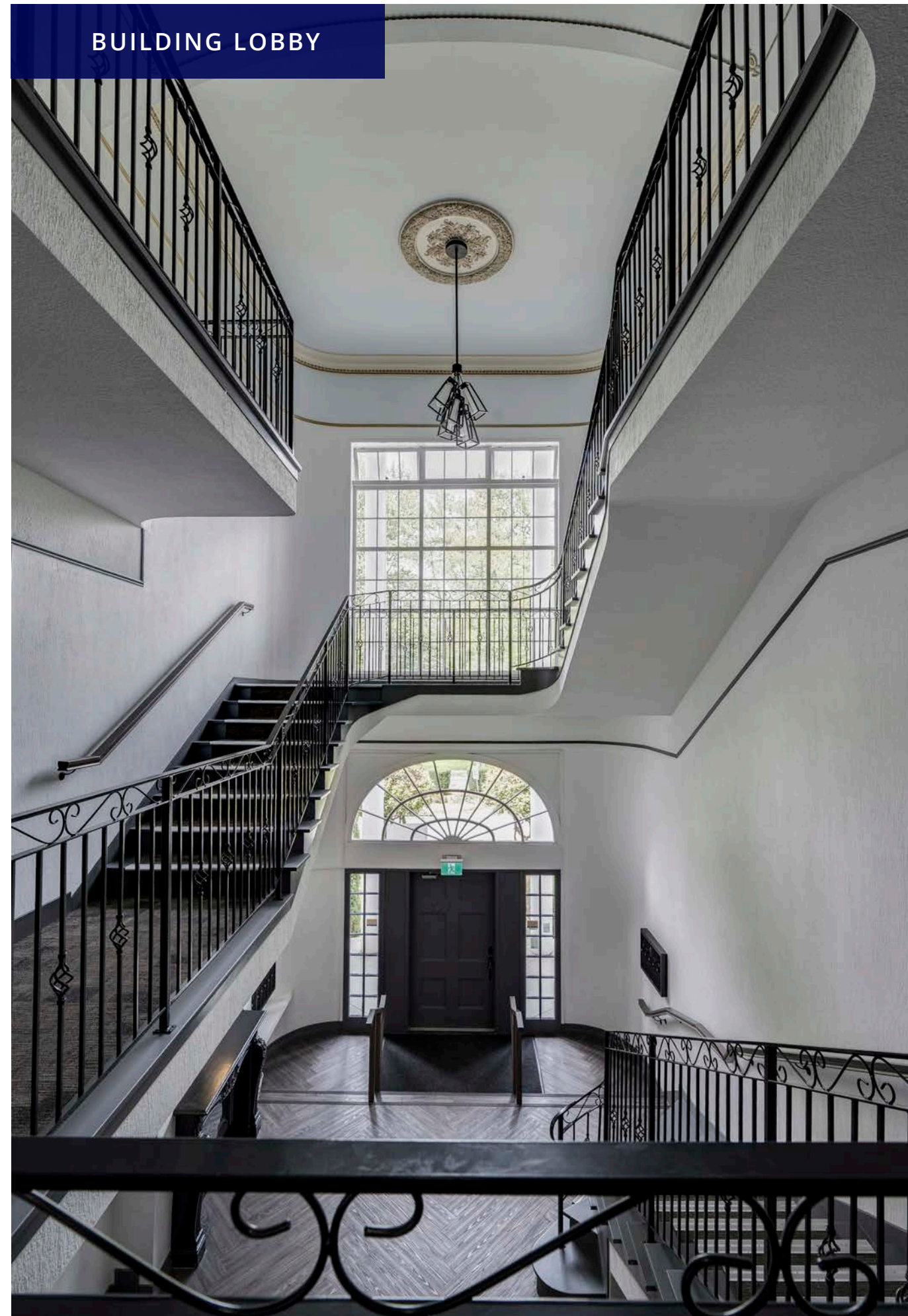
Colonial House - 5450 University Boulevard

Colonial House is a 25-unit, three-storey rental building with a penthouse level. It includes underground parking with 17 stalls as well as an elevator. The building and its suites have seen substantial upgrades over the years with 56% of units already renovated. In 2020, new fire panels were installed, and in 2019, the corridors and finishes were renovated, along with the installation of new low-flow toilets.



Interior Gallery

Colonial House - 5450 University Boulevard



BUILDING LOBBY



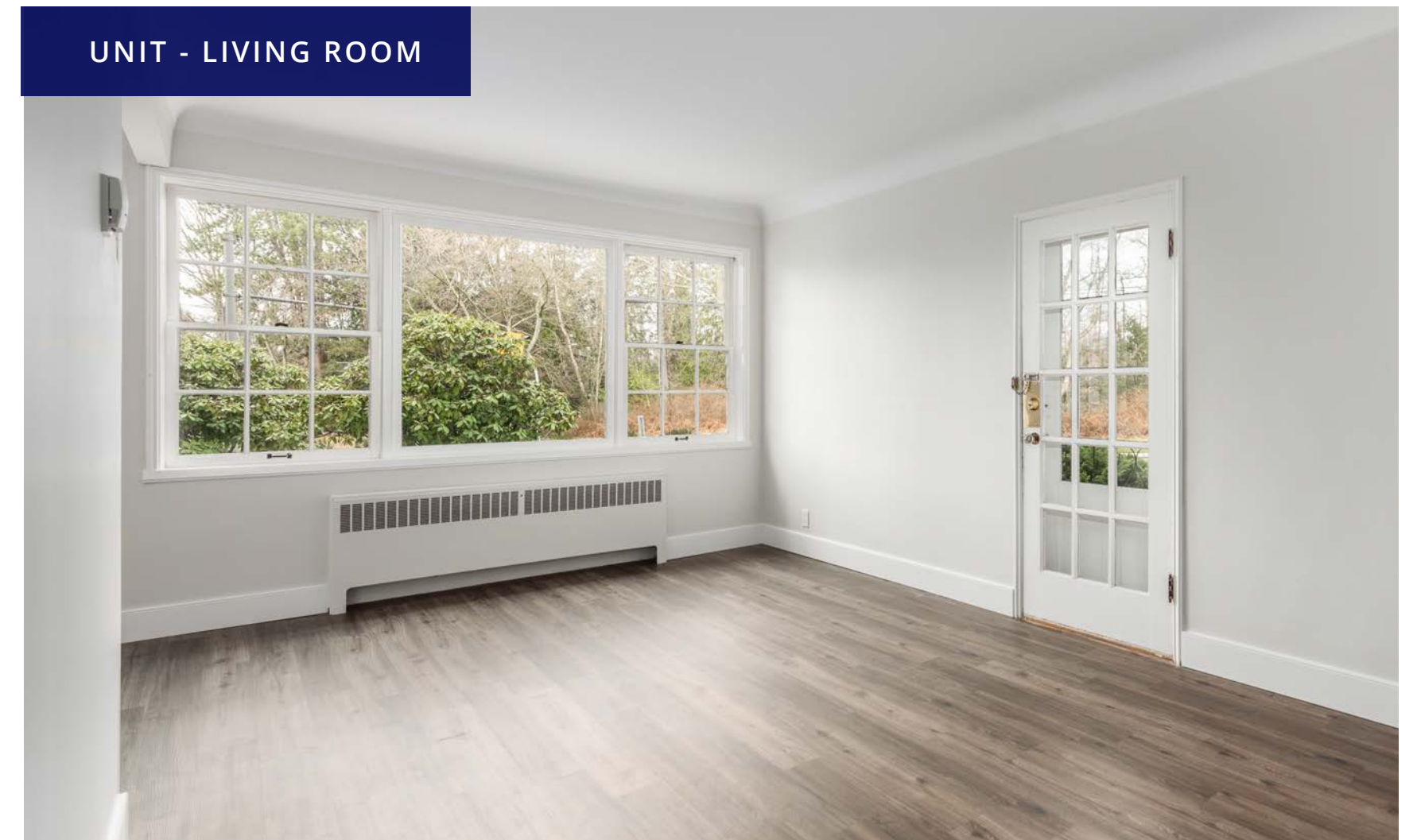
UNIT - KITCHEN



SHARED LAUNDRY



UNIT - BATHROOM



UNIT - LIVING ROOM

University Endowment Lands

Vancouver's UBC neighbourhood offers convenient access to a variety of dining, retail, and essential services. The area has developed into a well-connected community with cafés, shops, and everyday amenities, making it an ideal location for those seeking easy access to both services and the UBC campus.

GROCERY & RESTAURANTS

1. Browns Crafthouse UBC
2. Starbucks
3. Wildlight Kitchen & Bar
4. Nicli Pizzeria & Bar
5. Doughgirls Comfort Kitchen & Bakeshop
6. Jamjar Canteen
7. Bean Around the World Coffee
8. Rain or Shine Ice Cream
9. Shoppers Drug Mart
10. Save-On Foods
11. BC Liquor UBC Wesbrook Village
12. Urban Fare

PARKS & RECREATION

1. Thunderbird Stadium
2. Museum of Anthropology at UBC
3. Beaty Biodiversity Museum
4. Wesbrook Community Centre
5. Gold's Gym
6. Jim Everett Memorial Park

SCHOOLS & ESSENTIAL SERVICES

1. University of British Columbia
2. University Hill Secondary School
3. Norma Rose Point Elementary
4. UBC Hospital

NEARBY DEVELOPMENTS



1 MENNO HALL

- 4-6 storeys, 86 rental units and 101 student housing units



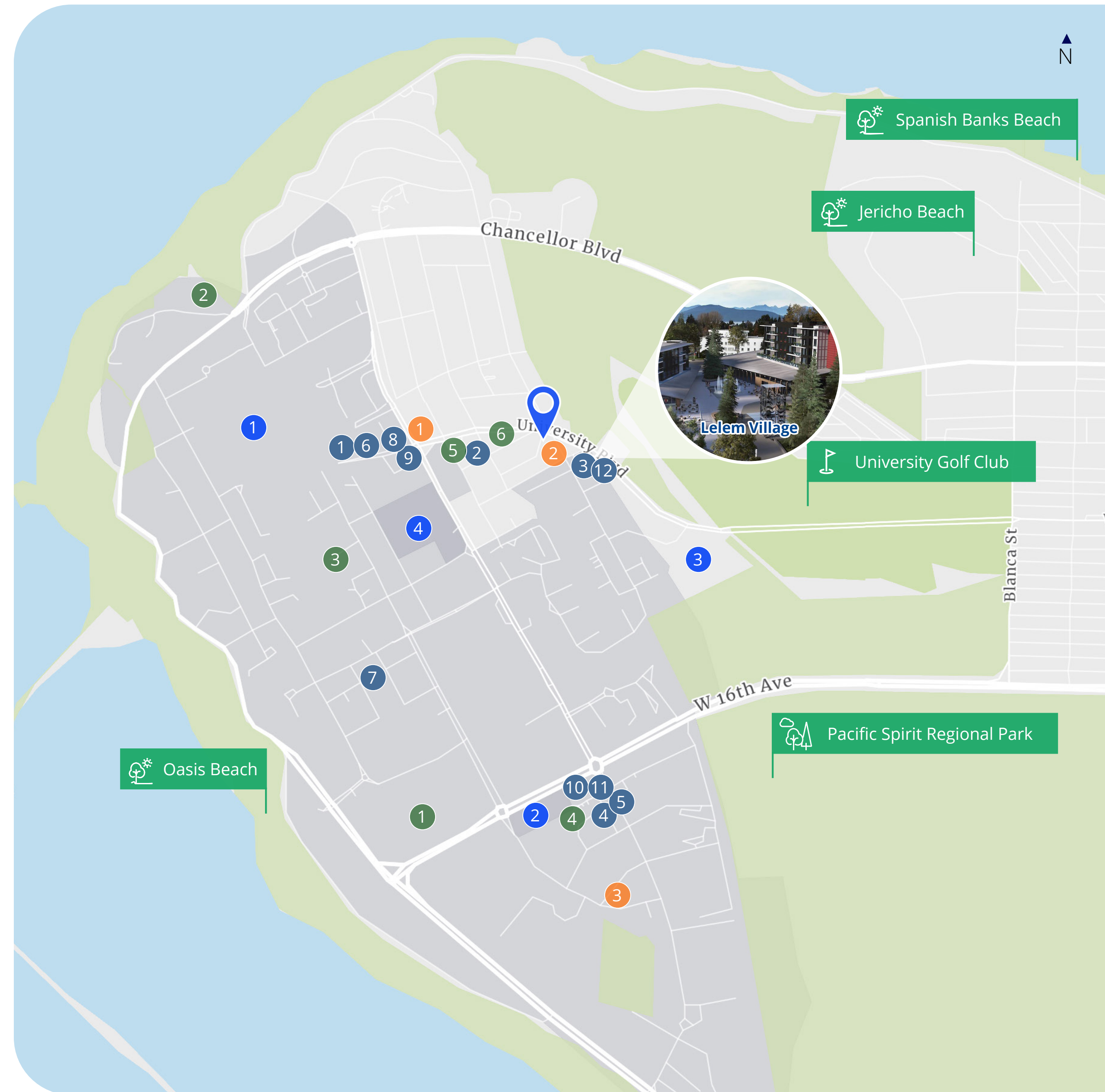
2 THE MARQ

- 16-storey and 6-storey residential building



3 LOT 26

- 16-storeys, 222 units, market rental & leasehold condo



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VANCOUVER, BC

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