



# Gran-Park Apartments

1445 West 72nd Avenue | Vancouver, BC

23-Unit Wood-Frame  
Apartment Building

## Contact

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**CBRE**



For Sale  
1445 West 72nd Avenue | Vancouver, BC

Gran-Park Apartments is one of Marpole’s most well-appointed multi-family buildings situated on a corner 14,000 SF lot directly facing Marpole Park.

Gran-Park Apartments is located at 1445 West 72nd Avenue, centrally located in Marpole on the Vancouver Westside. The location provides superior walkability to amenities including Safeway, BC Liquor, RBC (8 minute walk), Ipoh Malay Cuisine and other restaurants (4 minute walk), and transit access at the intersection of Granville Street and 70th Avenue (#10, #100 buses).



## 23-Unit Wood-Frame Apartment Building

The property consists of a 14,000 SF corner site with 95’ frontage along French Street and 102’ frontage along West 72nd Avenue. Gran-Park Apartments is an improved 3-storey walk-up, 23-suite apartment building with an elevator, 24 storage lockers, secured underground and at-grade parking. Suite sizes are typically larger and are consistent with buildings of this vintage.

The building was built in 1965 with woodframe construction and has been consistently up-kept by the owners with significant upgrades completed.

### Recent Capital Expenditures

- + Roof replaced 13-years ago, with 20-year warranty by CambieRoofing
- + Building exterior fully repainted beginning of 2025 (\$22,000)
- + Balcony wood-trim replaced (\$6,000)
- + 3x boiler pumps replaced in 2016, 2022, and 2025
- + 2x hot water tanks replaced in June / July 2021

### Parking + Storage

- + 22 underground & 2 at-grade parking stalls
- + 24 full height storage lockers



### PIDs

010-195-793, 010-195-823

### Units

- 1 Studio
- 16 1-Bedroom
- 6 2-Bedroom Penthouse
- 23 Units

### Year Built

1965

### Construction

3-storey wood-frame with elevator and underground parking

### Laundry

2 sets of coin-operated washers and dryers

### Zoning

RM-3A (Multiple Dwelling)

### Site Size

14,000 SF (140’ x 100’)

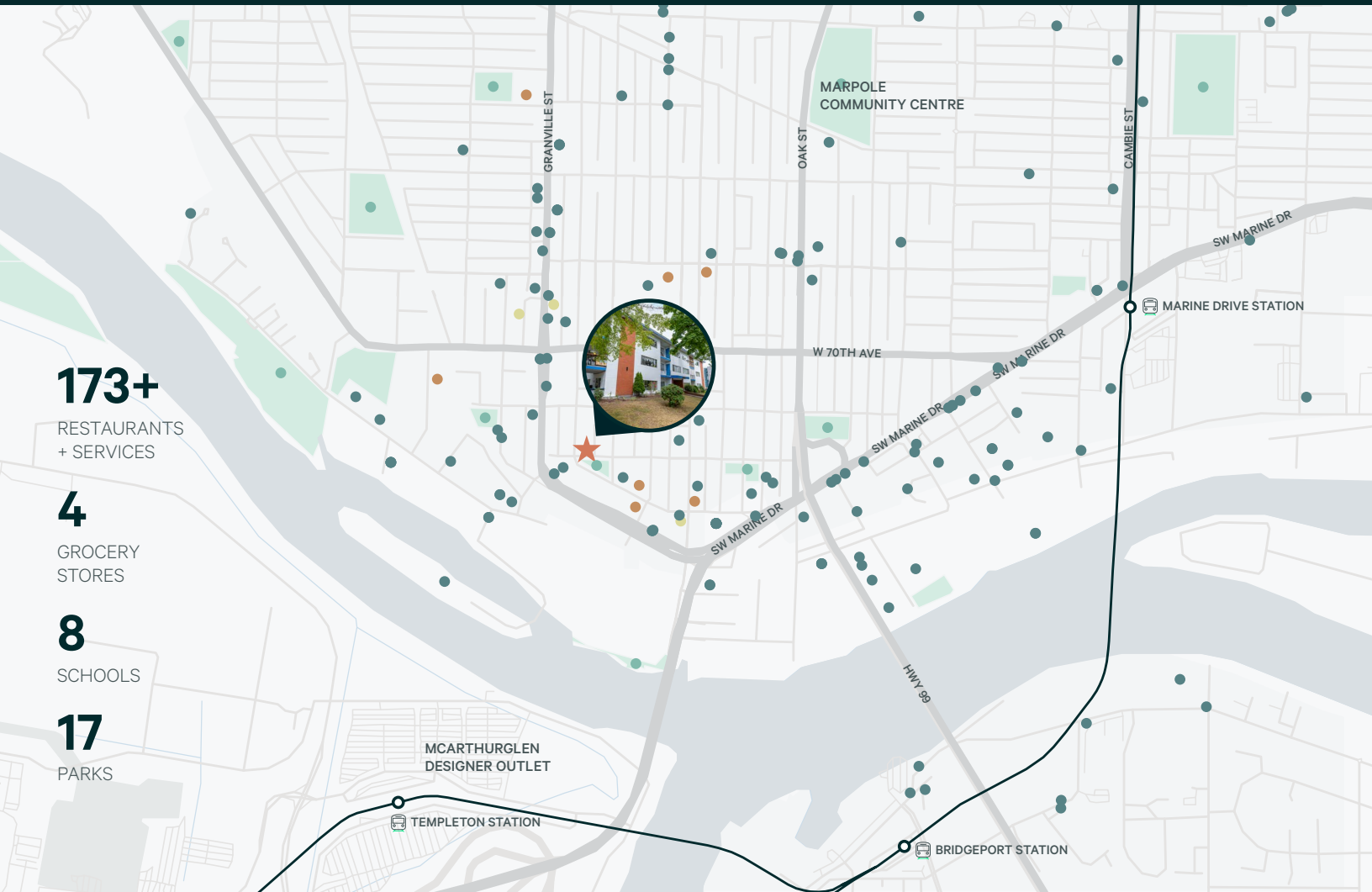
### Asking Price

Contact Agents



## Area Amenities

- + City of Vancouver began construction of the new 42,000 SF Marpole Community Centre in November 2023, which will bring much-needed new amenities to the neighbourhood. New facilities will include a gymnasium, fitness centre, multi-purpose rooms, 74-children childcare centre, and outdoor fields and courts. An outdoor swimming pool is also planned for a future phase.
- + Granville Street offers a range of retail amenities, such as Safeway, RBC, restaurants, and more, all conveniently located within a 5 to 10-minute walking distance.



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Restaurant + Services



Grocery



Schools



Parks

# CBRE

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