

FOR SALE

LONDONPACIFIC
REDEFINING LAND



4552 EVERGREEN LANE, DELTA | RO-GAYLE



4586 EVERGREEN LANE, DELTA | SPANISH GARDENS



4650 EVERGREEN LANE, DELTA | SHAMROCK COURT

EXCLUSIVING LISTING
MULTI-FAMILY
PORTFOLIO
LADNER | 3 MULTIFAMILY BUILDINGS

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LADNER, DELTA

INVESTMENT OPPORTUNITY



OFFERING

London Pacific Property Agents Inc., is pleased to present the exclusive opportunity to acquire a multifamily building portfolio in beautiful Ladner, British Columbia. The portfolio includes three multifamily buildings located at 4650, 4586 and 4552 Evergreen Lane with 14, 17 and 14 units, respectively. This 45-unit portfolio offers a savvy investor tremendous upside through management efficiencies, increased rental rates and development merit.

INVESTMENT HIGHLIGHTS

- Three multifamily buildings on the same street
- Tremendous upside through efficiencies and tenant turnover
- Well-maintained buildings with curb appeal on a quiet street
- Walking distance to shops and amenities in Ladner Town Centre
- Large square/rectangular lots with future development potential
- Excellent Location: 77 walk score with Delta Secondary School, Memorial Park and Save-On-Foods nearby
- 24 minutes to Vancouver International Airport and 38 minutes to Downtown Vancouver

	Ro-Gayle	Spanish Gardens	Shamrock Court
Address	4552 Evergreen Ln	4586 Evergreen Ln	4650 Evergreen Ln
Year Built	1970	1970	1967
Unit number	14	17	14
Site size (sf)	15,256	18,240	15,246
Rentable Area (sf)	9,742	11,200	8,668
Avg. unit size (sf)	696	659	619
Current Operational expenses (%)	41.4%	45.7%	39.2%
Net Operating income	\$94,000	\$108,000	\$88,000

01 RO-GAYLE

PROPERTY PROFILE

RO-GAYLE

4552 Evergreen Lane, Delta

Legal Description

LOT 406 DISTRICT LOT 115 GROUP 2
NEW WESTMINSTER DISTRICT PLAN 35055

PID 009-039-937

ASSESSED VALUE \$2,701,000

Year Built 1970

Unit number 14

Site size (sf) 15,256

Rentable Area (sf) 9,742

Avg. unit size (sf) 696

Current Operational expenses (%) 41.4%

Net Operating income \$94,000



101	1 Bedroom	545 sq ft
102	1 Bedroom	653 sq ft
103	1 Bedroom	763 sq ft
104	1 Bedroom	653 sq ft
105	1 Bedroom	763 sq ft
106	1 Bedroom	653 sq ft
201	2 Bedroom	787 sq ft

202	1 Bedroom	653 sq ft
203	1 Bedroom	763 sq ft
204	1 Bedroom	653 sq ft
205	2 Bedroom	787 sq ft
206	1 Bedroom	653 sq ft
207	1 Bedroom	763 sq ft
208	1 Bedroom	651 sq ft

03 SPANISH GARDENS

PROPERTY PROFILE

SPANISH GARDENS

4586 Evergreen Lane, Delta

Legal Description

LOT 406 DISTRICT LOT 115 GROUP 2
NEW WESTMINSTER DISTRICT PLAN 35055

PID 009-039-937

ASSESSED VALUE \$3,221,000

Year Built	1970
Unit number	17
Site size (sf)	18,240
Rentable Area (sf)	11,200
Avg. unit size (sf)	659
Current Operational expenses (%)	45.7%
Net Operating income	\$108,000



101	1 Bedroom	650 sq ft
102	Bachelor	400 sq ft
103	1 Bedroom	650 sq ft
104	1 Bedroom	650 sq ft
105	1 Bedroom	650 sq ft
106	1 Bedroom	650 sq ft
107	1 Bedroom	650 sq ft
201	1 bedroom	650 sq ft

202	2 Bedroom	850 sq ft
203	1 Bedroom	650 sq ft
204	1 Bedroom	650 sq ft
205	1 Bedroom	650 sq ft
206	1 Bedroom	650 sq ft
207	2 Bedroom	850 sq ft
208	1 Bedroom	650 sq ft
209	1 Bedroom	650 sq ft
210	1 Bedroom	650 sq ft

02 SHAMROCK COURT

PROPERTY PROFILE

SHAMROCK COURT

4650 Evergreen Lane, Delta

Legal Description

LOT 181 DISTRICT LOT 106 GROUP 2
NEW WESTMINSTER DISTRICT PLAN 29465

PID 009-039-937

ASSESSED VALUE \$2,908,000

Year Built	1967
Unit number	14
Site size (sf)	15,246
Rentable Area (sf)	8,688
Avg. unit size (sf)	619
Current Operational expenses (%)	39.2%
Net Operating income	\$88,000



1	Bachelor	422 sq ft
2	2 Bedroom	867 sq ft
3	1 Bedroom	592 sq ft
4	1 Bedroom	592 sq ft
5	2 Bedroom	867 sq ft
6	1 Bedroom	592 sq ft
A	1 Bedroom	592 sq ft

B	1 Bedroom	592 sq ft
C	1 Bedroom	592 sq ft
D	1 Bedroom	592 sq ft
E	1 Bedroom	592 sq ft
F	1 Bedroom	592 sq ft
G	1 bedroom	592 sq ft
H	1 Bedroom	592 sq ft

NEIGHBOURHOOD

LADNER



Abundant living conveniences within a 5 to 10-minute walk

- Trentant Park Square Shopping Mall
- Ladner Centre Shopping Mall
- London Drugs
- Save-On-Foods
- BC Liquor store
- Scotia Bank
- TD Canada Trust
- Canada Post
- Shell Gas Station
- Ladner Dental Clinic
- Ladner Community Centre & Pool
- Memorial Park
- Delta Secondary School
- Delta Christian School
- Ladner Pioneer Library
- Bright Eyes Academy
- Genesis Theatre
- Starbucks
- Dairy Queen Grill & Chill
- Fresh Slice Pizza
- Pho Heaven
- Ladner Sushi
- Sharkey's Seafood Bar
- Boca Donut

OFFERING PROCESS

Please contact the listing agents for pricing guidelines and offering process details.

A due diligence data room is available upon request.

Offers are to be submitted by July 21st, 2021.

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**LONDON
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REDEFINING LAND

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