



604.671.7000

Condos & Homes Team

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1334 CARDERO ST Vancouver BC

PID	006-919-812	Legal Description	LOT A (EXPLANATORY PLAN 3258) OF LOTS 9 AND 10 BLOCK 52 DISTRICT LOT 185 PLAN 92				
Zoning	RM-5A - Multiple Dwelling	Plan	VAP92				
Registered Owner	MO*, S*	Community Plans(s)	OCP: Residential – Low-Rise, NCP: West End; West End - Beach, LAP: West End - Beach, not in ALR				
Floor Area	-	Max Elevation	16.93 m	Year Built	1949	Transit Score	73 / Excellent Transit
Lot Size	6082.70 ft ²	Min Elevation	14.39 m	Bedrooms	-	Walk Score	95 / Walker's Paradise
Tax Year	2025	Annual Taxes	\$18,927.10	Bathrooms	-	Structure	MULTI-FAMILY (APARTMENT BLOCK)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
C8078488	Active 04/05/2026	22	\$16,500,000 / -	RE/MAX Crest Realty

APPRECIATION

	Date	(\$)	% Change
List Price	04/05/2026	\$16,500,000	176.75 %
Sales History	No data available		

DEVELOPMENT APPLICATIONS

No records found for this parcel

ASSESSMENT

	2025	2026	% Change
Building	\$2,501,000	\$2,985,000	19.35 %
Land	\$3,461,000	\$2,550,000	-26.32 %
Total	\$5,962,000	\$5,535,000	-7.16 %

The enclosed information, while deemed to be correct, is not guaranteed.

I'm more than a real estate agent. I'm a REALTOR®.



"Casa Cardero" 1334 Cardero Street, Vancouver BC V6G 2J3 Prime West End investment one block to the beach with unobstructed ocean views. Th is 13-unit rental building sits on a 6,072 sf lot with strong holding income and exceptional long-term upside. Rare opportunity to assemble with neighbouring 1558 & 1550 Harwood, creating a potential 17,228 sf redevelopment site. Preliminary concept envisions a landmark mixed-use high-rise with secured rental and strata units, targeting 9.0–10.0 FSR (subject to City approval). Located in one of Vancouver’s most desirable neighbourhoods, half a block from the beach.

P.I.D.: 006-919-812
Property Type: Multi-Family Commercial
Zoning/Land Use: RM-5A
Land Sz SF/Acres: / 0.14
Brochure:

Prop. Tax/Year: \$18,927.10 / 2025
Width / Depth: /
Transaction Type: For Sale
Sale Type: Asset

Property Details
Seller's Interest: Registered Owner
Interest In Land: Freehold
Environmental Assessment Phase: No
Occupancy: Tenant
Seller's Rights Reserved:
Amenities: Air Conditioning, Balconies, Secured Building

General Building Details
Subj. Space SqFt: 6,072 Width / Depth: /
Year Built: 1949
Complex Name: Casa Cardero
of Buildings: 1 # of Storeys: 3
of Loading Doors: # of Grade Doors:
Parking Spaces: # of Elevators: 0
Roof: Tar & Gravel
HVAC:
Building Type: Mul Tenant/MultiPlex (5+)
Construction Type: Wood Frame

Site Services: Curb; Gutter, Electricity, Garbage Collection, Lane, Lane Paved, Paved Streets, Telephone, Sewer - Storm, Street Lighting, Sidewalk, Sanitary sewer at LotLine

Restrictions:

Office Area Sq Ft:
Retail Area Sq Ft:
Warehouse Area Sq Ft:

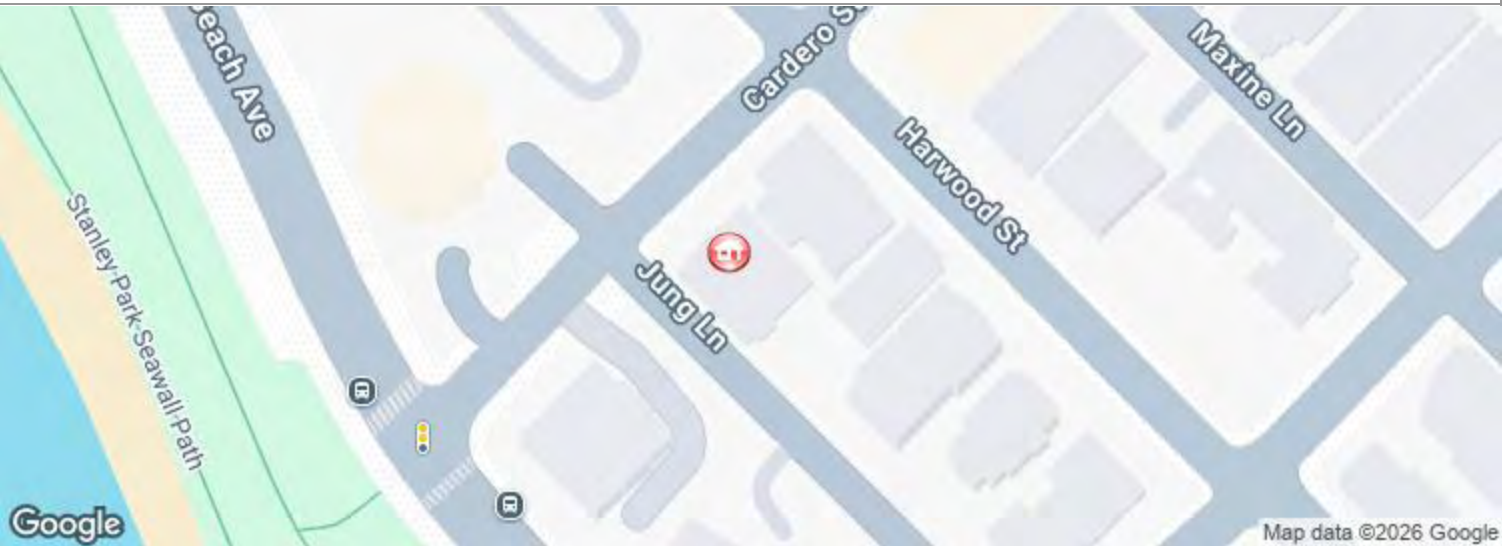
Mezzanine Area Sq Ft:
Other Area Sq Ft:

Lease Details
Leased Rate Sq. Foot:
Leased Size Sq. Foot:
Lease Type:

Lease Op Cost SqFt:
Additional Rent/SF:
Lease Term (Months):
Lease Expiry Date:

Lease SubLease:
Tot. Spce Avail for Lse:
Subj. Unit Cont. Spce:

Firm: RE/MAX Crest Realty



05/26/2026 05:30 PM

Information herein deemed reliable but not guaranteed.

Client View

Comm - Detailed Tax Report

Property Information			
Prop Address	1334 CARDERO ST	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	027-WEST END
Area	VANCOUVER WEST	SubAreaCode	VVWWE
PropertyID	006-919-812	BoardCode	V
PostalCode			

Property Tax Information			
TaxRoll Number	027114615440000	Gross Taxes	\$18,927.10
Tax Year	2025	Tax Amount Updated	07/16/2025
More PIDS			
006-919-812			
More PIDS2			

Owner Name & Mailing Address			
Owner1 1		Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1		Mail Addr3	
Mail Addr2		Mail Addr4	
MailPostalCode			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
VAP92	A	52	185	36				

Legal FullDescription
 LOT A, BLOCK 52, PLAN VAP92, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 3258) OF LOTS 9 & 10

Land & Building Information			
Width	69	Depth	88
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	MULTI-FAMILY (APARTMENT BLOCK)		
BCA Description	APT - WALK UP - OWNER PAYS HEAT	Zoning	RM-5A RESIDENTIAL
WaterConn			
BCADData Update	04/10/2026		

Actual Totals		
Land	Improvement	Actual Total
\$2,550,000.00	\$2,985,000.00	\$5,535,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$2,550,000.00	\$2,985,000.00	\$0.00	\$0.00	\$5,535,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$2,550,000.00	\$2,985,000.00	\$0.00	\$0.00	\$5,535,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
6/14/2023	\$6,793,000.00	CB687739	REJECT - NOT SUITABLE FOR SALES ANALYSIS
9/18/1992	\$953,000.00	BF355179	REJECT - NOT SUITABLE FOR SALES ANALYSIS
5/12/1992	\$953,000.00	BF176300	REJECT - NOT SUITABLE FOR SALES ANALYSIS
3/13/1987	\$375,000.00	R21476	REJECT - NOT SUITABLE FOR SALES ANALYSIS

CARDERO PROPERTIES - May 2026					
<u>Tenants</u>	<u>Date in</u>	<u>Suite</u>	<u>Rents</u>	<u>Deposits</u>	<u>Comments</u>
Randall Pow and Jeanne Ellen Morrison	24-Jun-23	101	2,558.00	2,558.00	E-tsf
Gordon Killally	01-Jul-25	102	-		Building Manager
Derek Sasaki	01-Mar-15	103	1,096.00	1,096.00	chq #169
Amy Alexandra Laforge	01-Aug-14	104	1,180.00	1,180.00	E-tsf
Stephen and Sherry Armstrong	01-Apr-06	201	1,980.00	1,980.00	chq #037
Kathleen Anne Michele Lee	01-Jul-03	202	1,698.00	1,698.00	chq #244
Caoimhe Norton and Tadjh McKenna	01-Mar-24	203	2,214.00	2,214.00	E-tsf
Peter Nikolarakos and Eboney Scheriel Chipman	16-Jan-15	204	1,781.00	1,781.00	E-tsf
Stephen Payette and Hillary Knee	01-Jul-24	205	2,007.00	2,007.00	E-tsf
Cheryl Korpa	01-Jul-03	301	1,633.00	1,633.00	chq #163
Louise Francis	01-Oct-13	302	1,743.00	1,743.00	chq #413
Stephanie Ridgeway and Taylor Fleming	01-Jan-20	303	1,828.00	1,828.00	chq #059
Brandon Waselnuk and Shannon Goodma	01-Nov-25	304	2,200.00	2,200.00	E-tsf
Braden McLoughlin	01-Sep-24	305	2,150.00	2,150.00	E-tsf
Johannes Verwey	01-Oct-24	401	4,250.00	4,250.00	chq #13
			\$ 28,318.00	\$ 28,318.00	



1. 1558 Harwood Street, 12 Suite Strata 62'x88' 5456 s.f. \$15,000,000
2. 1334 Cardero Street, Apartment Bldg. 69'x88' 6072 s.f. Assessment \$5,422,000
3. 1550 Harwood Street, House 44'x131' 5700 s.f. \$6,500,000

Total Approx Assessment - \$27M

Total Area - 17,228 SF



Maxine Ln

Beach Film
Studios Vancouver

MexArtCrafts

Harwood St

Harwood St

Nicola St

Plaza Del Mar

Jung Ln

Ecotech Restoration

Cardero St

Beach Ave

Engager

Google



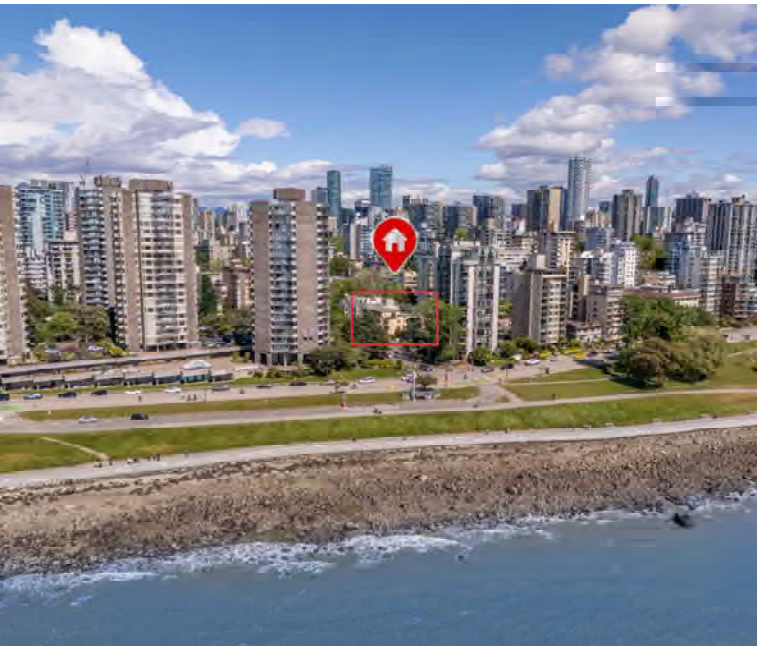
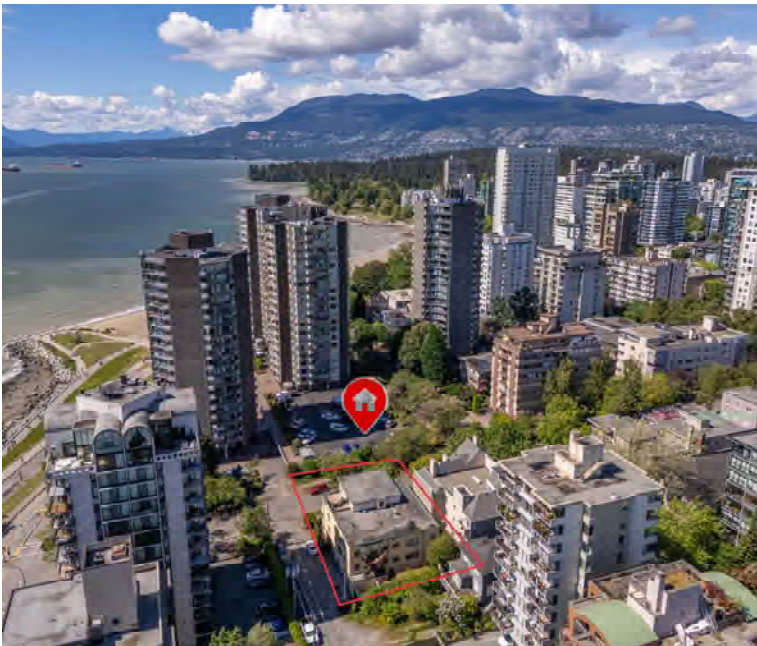
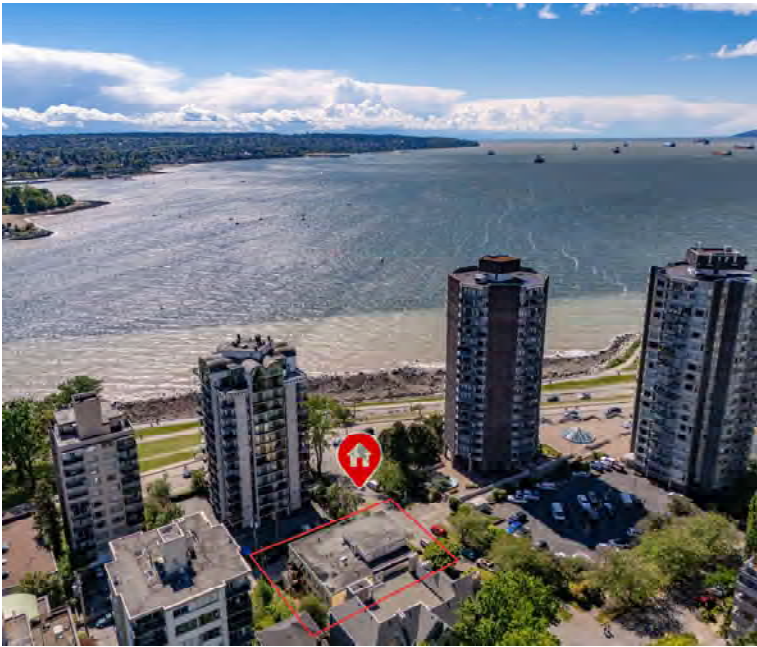
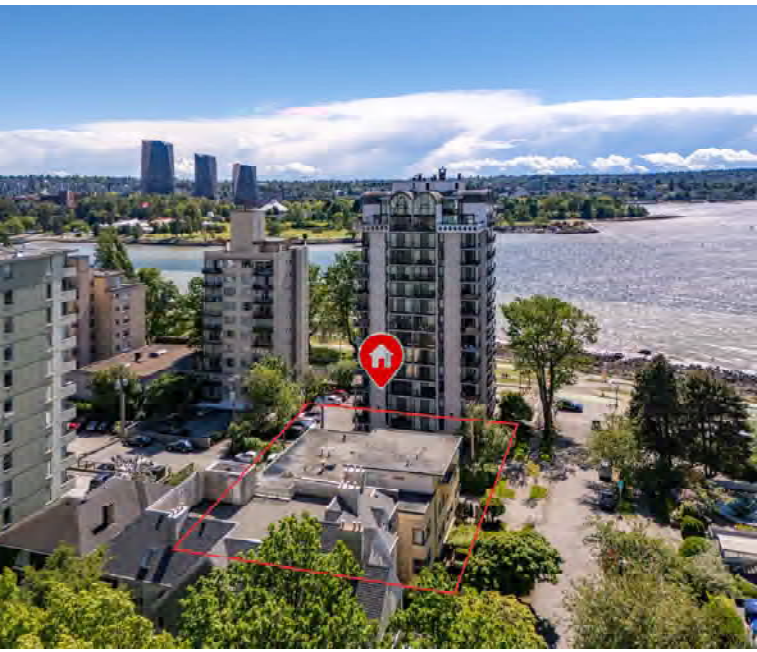
Image Landsat / Copernicus

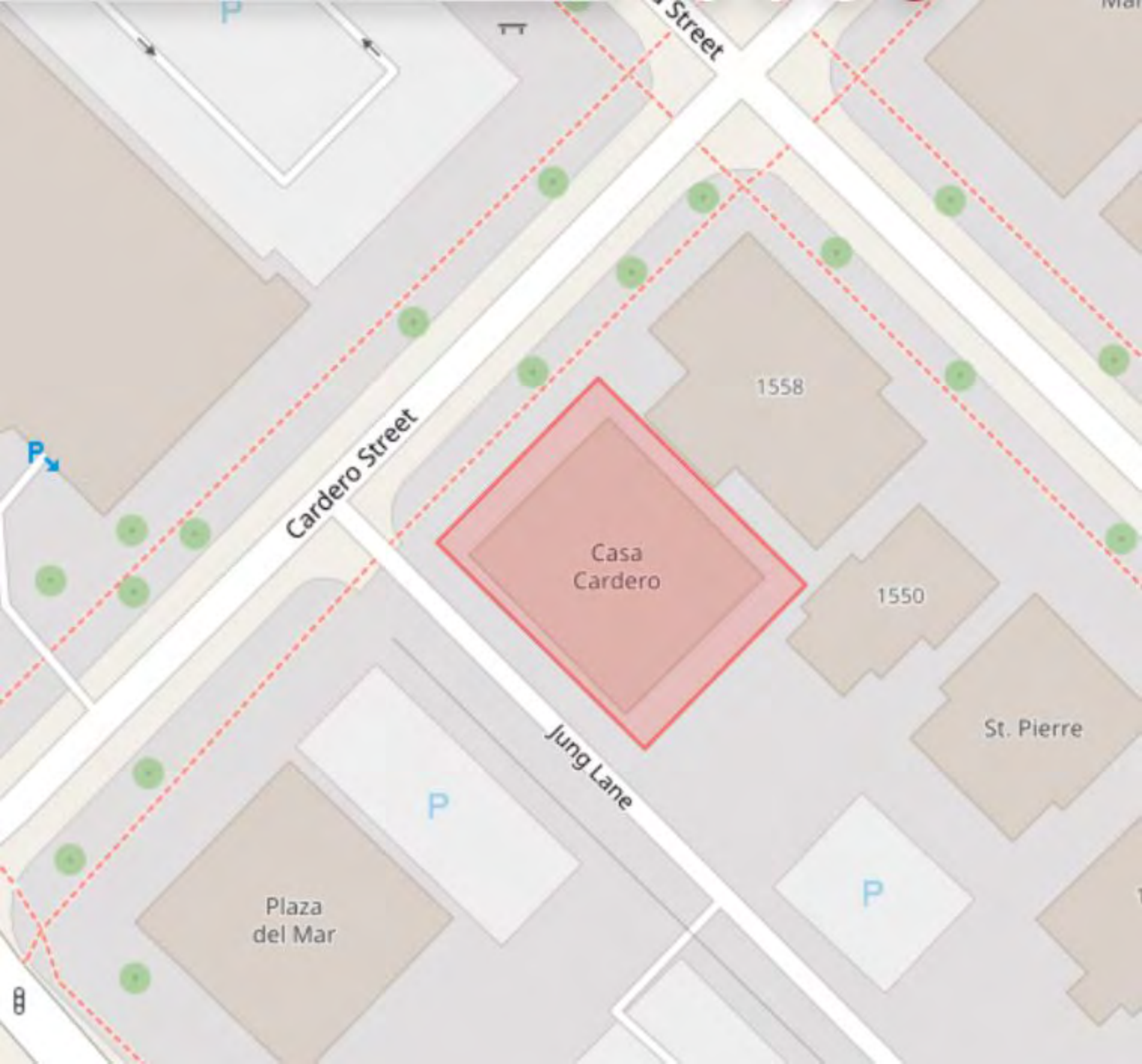
Google earth

2000

49°17'01.14" N 123°08'26.35" W elev 26 m eye alt 87 m







Cardero Street

Jung Lane

Casa
Cardero

1558

1550

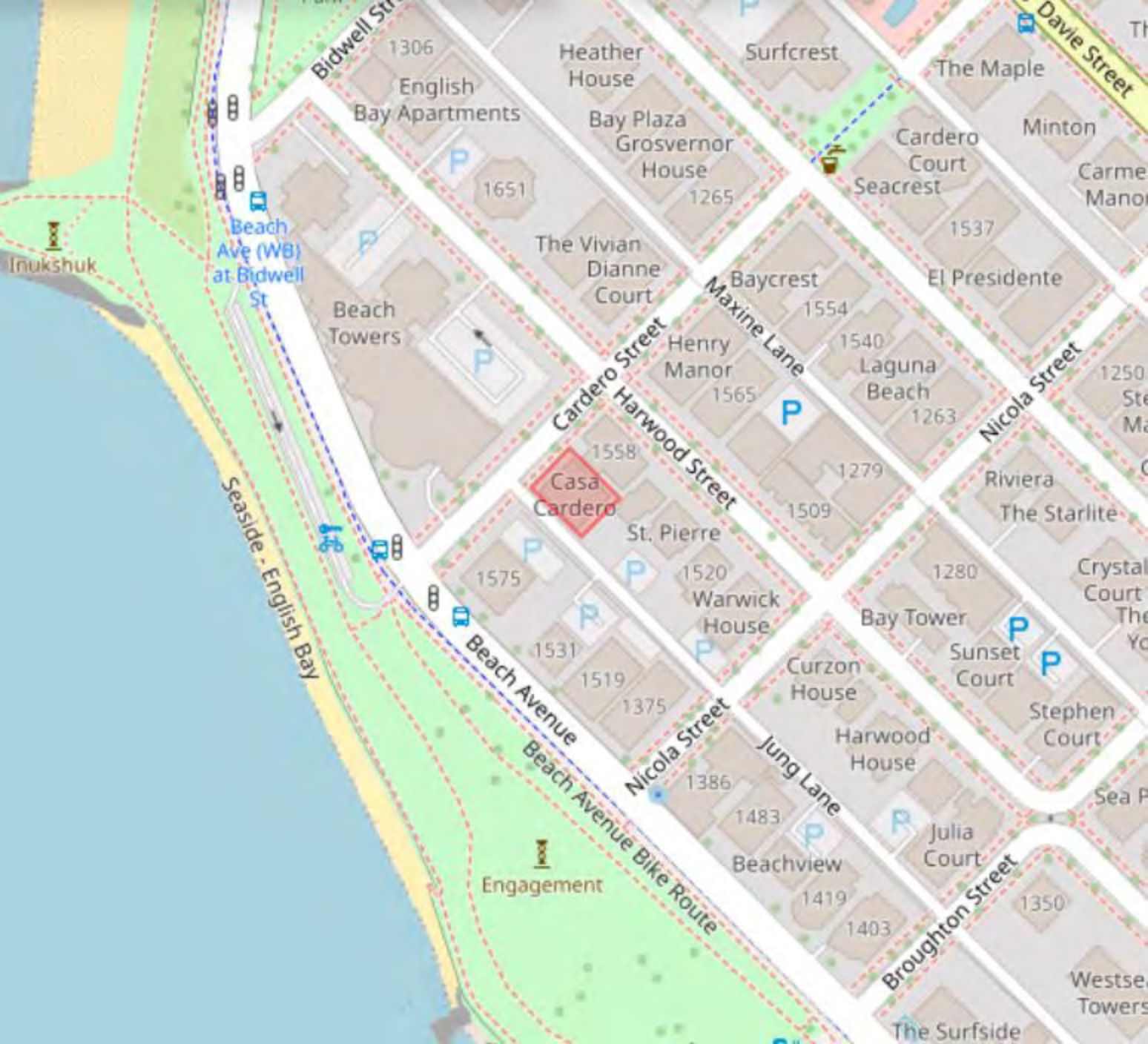
St. Pierre

Plaza
del Mar

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BC Condos & Homes Team



VIEW LISTING

Breaking News: Check out the most popular Real Estate Website in the Lower Mainland

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NOW WITH
SOLD HISTORY



Les Twarog



14147 24th Ave. (White Rock)

New to market, 4,368 s/f Mansion
Built by European Builder on 1 Acre Lot.

\$5,200,000



MULTI-PLEX SITE

246 W 4th St. (North Van)

7,000 s/f Multi-Plex Site with 1 FSR currently a 4 Plex
with \$75k Annual Income - Hold now & Build later.

\$2,990,000



2402 – 618 Carnarvon (New West)

660 s/f, 2 Bed, 1 Bath with U-shaped Kitchen, Quartz Countertops,
W/I Closet, Rented \$2,932 / mth fully furnished. Mth-Mth Tenant

\$585,000



DEVELOPMENT SITE

5883 Cowrie (Sechelt)

PHASE 5 ONLY - 17,000 s/f 13 unit Condo
Development Site. Most units will have Views.

\$3,250,000



NORTH VAN NEW HOME

3560 Highland Blvd (Edgemont)

9 Bed, 9 Bath, 6,300 s/f, 3 level, 4 year old home
on a 9,200 s/f Lot. Simply a MUST SEE HOME!

\$4,388,000



1334 Cardero St (Vancouver)

14 units, 6,000 s/f lot, future development site.
Call for more details

\$16,500,000



HASTINGS SUNRISE

2675 Dundas St (PNE Area)

2,100 s/f, 4 Bed, 2 Bath, 2 Level Home on standard 4,000 s/f
Lot. New \$60K Rear Yard, Heat Pump, Newer Kitchen

\$1,599,000



67901 Othello Road (Hope)

16 Acres located on Coquihalla's River Flood
Plain, part of property is on the river side.

Call for more details



3 BRAND NEW HALF DUPLEXES

5325 Inverness St (Near Knight)

Three Brand New 3 bed, 3.5 bath half duplexes with A/C &
views. Near 37th and Knight. Open House every Sun 2-4 pm

\$1,398,000



RENTAL/STRATA DEVELOPMENT SITES

Pender & Boundary

200 x 122 (24,000 s/f) **\$10m**

Fraser & 12th

16,000 s/f Lot **\$12m**



MISSION 45A DEVELOPMENT SITE

Seux Road & Sylvestor (Durieu)

MIRACLE VALLEY ESTATES - Approved for 16 Lots,
Not in ALR, Water & Power at Lot Line

\$6,500,000



LAND ASSEMBLY - 1.2 FSR

895 W 38th (Cambie)

Development Site - Cambie Corridor, 7,600 s/f lot.
The 2 homes east of this property also available.

\$4,300,000



REMAX

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