

# Biggest real estate deals of 2016

RANKED BY | Total value of the deal

Rank '17	Property	Purchaser	Seller	Description of the deal	Date deal closed	Partial list of primary advisers	Price in CAD
57	Empire Stevedoring building 395 and 450 Railway St, Vancouver	128 Gainful Ventures Ltd	Reliance Properties Ltd relianceproperties.ca	Investment/redevelopment site; Empire Stevedoring building in Railtown built in 1941 and has 16,950 sq ft of rentable space on a 6,056 sq ft lot	September 15, 2016	Corbel Commercial Inc, Richard Buell Sutton LLP, Rowland and Co	\$15 million
60	Metrotown multi-family development 6556, 6566, 6580 and 6596 Marlborough Ave, Burnaby	Linden St. Holdings Corp	Louis and Maria Silva	Multi-family development site of five contiguous lots, totalling 36,423 sq ft, with holding income located in Burnaby's Metrotown neighbourhood. Site has three low-rise apartment buildings and one single-family house totalling 45 suites	May 24, 2016	HQ Commercial	\$14.5 million
61	The Stanton 2089 West 43rd Ave, Vancouver	Bogner Holdings Ltd bogner.ca	Bogner Stanton Developments Inc	Permit-ready development site; 17 units planned on property; prior occupant was a Christian Science church	June 27, 2016	HQ Commercial	\$14.49 million
62	2501 to 2511 West Broadway, Vancouver	2501 Broadway Development Ltd	Ellwood A. Von Seibold	Retail, commercial	December 22, 2016	Alexander Holburn Beaudin + Lang, Clark Wilson LLP, Koffman Kalef LLP, MLT Aikins	\$14.2 million
63	Kerrisdale Apartments 2105 West 47th and 6267 West Blvd, Vancouver	Canada Jin Cheng Holdings Ltd	Kerrisdale Apartments Ltd	22-suite apartment building; 11,460 sq ft of total site; redevelopment	March 9, 2016	HQ Commercial	\$14.1 million
64	8190 King George Blvd, Surrey	Dawson & Sawyer Lands Ltd dawsonswayner.ca	King George Enterprises Ltd	9.5-acre townhouse development site with stabilized income from mobile home pads	July 7, 2016	Re/Max Commercial Advantage	\$13.7 million
65	425 Lebleu St, Coquitlam	Anthem Properties Group anthemproperties.com	425 Lebleu Street Ltd	Residential land development; 66,486 sq ft	March 24, 2016	Avison Young	\$13.3 million
66	1296 Station St, Vancouver	Rize Alliance rize.ca	Pioneer Investments Ltd pioneerinvestcanada.com	Industrial, commercial and investment land; corner of Terminal Ave and Station St with a total area of 41,395 sq ft and suited for a high-density redevelopment up to a 14-storey office tower. Currently a multi-tenant retail building	March 3, 2016	Avison Young	\$13 million
67	7708 80 St, Delta	18 Wheels Warehousing 18wheels.ca	MPW Properties Warehousing	Industrial; 91,322 sq ft on four acres	February 11, 2016	Avison Young	\$12.78 million
68	15055 54A Ave, Surrey	RBI Construction Group	54A Avenue Holdings Ltd	Free-standing industrial facility on a 4.704-acre site in the Panorama Ridge area of Surrey; includes warehouse with four loading dock doors, private and open-concept offices on two levels and two covered-storage buildings	June 15, 2016	Avison Young	\$12.75 million
69	20487 65 Ave, Langley	0911110 B.C. Ltd	0975457 B.C. Ltd portraithomes.ca	5.73-acre mixed-use development site; 83 townhomes, 116 condominiums and 20 commercial units	August 10, 2016	Binpal & Associates, Fasken Martineau DuMoulin LLP, Frontline Real Estate Services Ltd, Royal LePage Northstar Realty	\$12.5 million
69	15100 River Rd, 1611 Patrick St, 1600 Savage Rd, Richmond	Strand Holdings Ltd	York Realty Inc yorkrealty.ca	Industrial	June 20, 2016	Avison Young	\$12.5 million
71	2910 Alder St, Vancouver	Private investor	Symphony Enterprises Ltd	Three-storey, concrete-block apartment with elevator; 36 units on a corner lot (Alder and West 13th)	May 21, 2016	NAI Commercial	\$12.4 million
72	2301 to 2311 Granville St, Vancouver	Staburn South Granville 7-26 LP staburn.com	Sarik Enterprises Ltd	Retail, commercial	March 3, 2016	Boughton Law Corp, Clark Wilson LLP	\$12.3 million
73	Beverly Manor 1190 West 10th Ave	584763 B.C. Ltd	Goran Holdings Ltd	35-suite wood-frame rental apartment building built in 1969 and located in Vancouver's South Granville neighbourhood; corner lot features secure underground parking, balconies/patios and elevator	February 16, 2016	HQ Commercial	\$12 million
74	7750 208 St and 20895 77A Ave, Langley	0994452 B.C. Ltd	0986413 B.C. Ltd	Townhouse and apartment development site; 4.54 acres	August 2, 2016	Baker Newby LLP, Frontline Real Estate Services Ltd, Roxwal Lawyers LLP	\$11.8 million
75	Ramada Plaza Hotel & Convention Centre 36035 North Parallel Rd, Abbotsford	Wanson Properties Ltd wanson.ca	Lamb Properties Inc	Former Ramada Plaza Hotel & Convention Centre, now Quality Hotel & Conference Centre, is a 116-room, full-service hotel including a 24,000 sq ft conference centre and a 254-seat White Spot restaurant on a 3.57-acre site with Trans-Canada Highway frontage	June 1, 2016	HQ Commercial, McQuarrie Hunter LLP, NAI Commercial	\$11.5 million
76	711 West 17th Ave, Vancouver	Terra Blanka Holdings terrablanka.com	Green Oak Domus Marketing greenoakdomus.com	Residential land development; 51-year-old, 20-unit, three-storey walk-up apartment on a 11,484 sq ft lot	June 28, 2016	Avison Young	\$11.4 million
77	West Newton neighbourhood 12974 88 Ave, Surrey	1084402 B.C. Ltd	Mary Sitser, Donna Williams, Milo Petijevich, Daniel Petijevich, Michael Wenlock	4.97-acre industrial development site that buyers plan to use for truck parking; can also be rezoned for medium- or high-density residential development and is currently situated between single-family residential subdivisions	September 26, 2016	NAI Commercial, Wilson Rasmussen LLP	\$11 million
78	Moodyville land assembly 312 Moody Ave and 710 to 732 East 3rd St, North Vancouver	Guildford Brook Estates Inc guildfordbrookestates.com	Various home owners	47,950 sq ft land assembly site; comprising seven single-family parcels	June 2, 2016	Kaminsky & Co Law Corp, London Pacific	\$10.9 million

Sources: Interviews with above companies, advisers and BIV research. NP Not provided

Business in Vancouver makes every attempt to publish accurate information in the List, but accuracy cannot be guaranteed. Researched by Carrie Schmidt, lists@biv.com.



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