



# SOLD

**2274**  
**Oxford Street**  
Vancouver, BC

**Sam Emam**

Personal Real Estate Corporation

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Sam Emam Personal Real Estate Corporation was licensed with HQ Commercial at the time of the sale.

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

## CHALLENGE

To assist the executors of a estate sale with the sale of a 8 unit multi-family building in East Vancouver. Property to be sold as is, closing date and price are very important to the ownership.

## ACTION

- » A comprehensive due diligence package and marketing package was prepared for potential purchasers within week and half
- » Direct marketing, paid advertising, social media and various commercial real estate websites were used as the marketing engine for the offering
- » Interested groups were qualified on the phone, 26 tours were arranged without any disturbances to the tenants

## RESULT

3 great offers were received, we negotiated with the best offer, client accepted an offer with great terms and the price of \$2,360,000. The deal closed fairly quickly without any hiccups.

## SUCCESS STORY

“Sam marketed and sold our 8-unit multifamily building in East Vancouver.”

“Sam is a dedicated professional who is knowledgeable and pays attention to his clients and all the details of the transaction.”

“I would have no reservation in recommending him to my friends and other multifamily owners in Greater Vancouver.”

– Steven Wong

*Former owner of 2274 Oxford Street, Vancouver*