

THE PROJECT

Hempsted Manor is located at 1655 Nelson Street in Vancouver's popular West End. Only two blocks away is the West End Community Centre which features tennis courts, soccer field, baseball diamond and skating rink. Within a short walk a resident can enjoy libraries, shopping, beaches and Stanley Park. Stanley Park, only a few short blocks to the west, offers one thousand acres of beauty including Aquarium, sports facilities, gardens, walking and biking trails.

The West End of Vancouver is one of the most desirable and secure areas for apartment investors in Western Canada. Regardless of economic times, the occupancy rate of the area remains high and currently sits at virtually 100%.

This seventy-five suite condominium building was constructed in 1972 and built over four stories. The building is of frame construction with secured and locked underground parking.

THE SUITES

The project offers three different suite types - bachelor, one bedroom and two bedrooms. The bachelor suites range from approximate 428 square feet to 467 square feet. The one bedroom suite range from approximately 644 square feet to 689 square feet and the two bedroom suites are approximately 870 square feet.

The suites are attractively laid out and provide occupants with the following amenities:

- * secured underground parking
- * secured enterphone building security
- * attractive birch exterior
- * mature landscaping complements the exterior
- * in-suite storage or secured separate storage
- * large exterior balconies or patios with ground floor suites
- * drapes and wall-to-wall carpeting throughout
- * spacious and desirable suite layouts

