

# FOR SALE

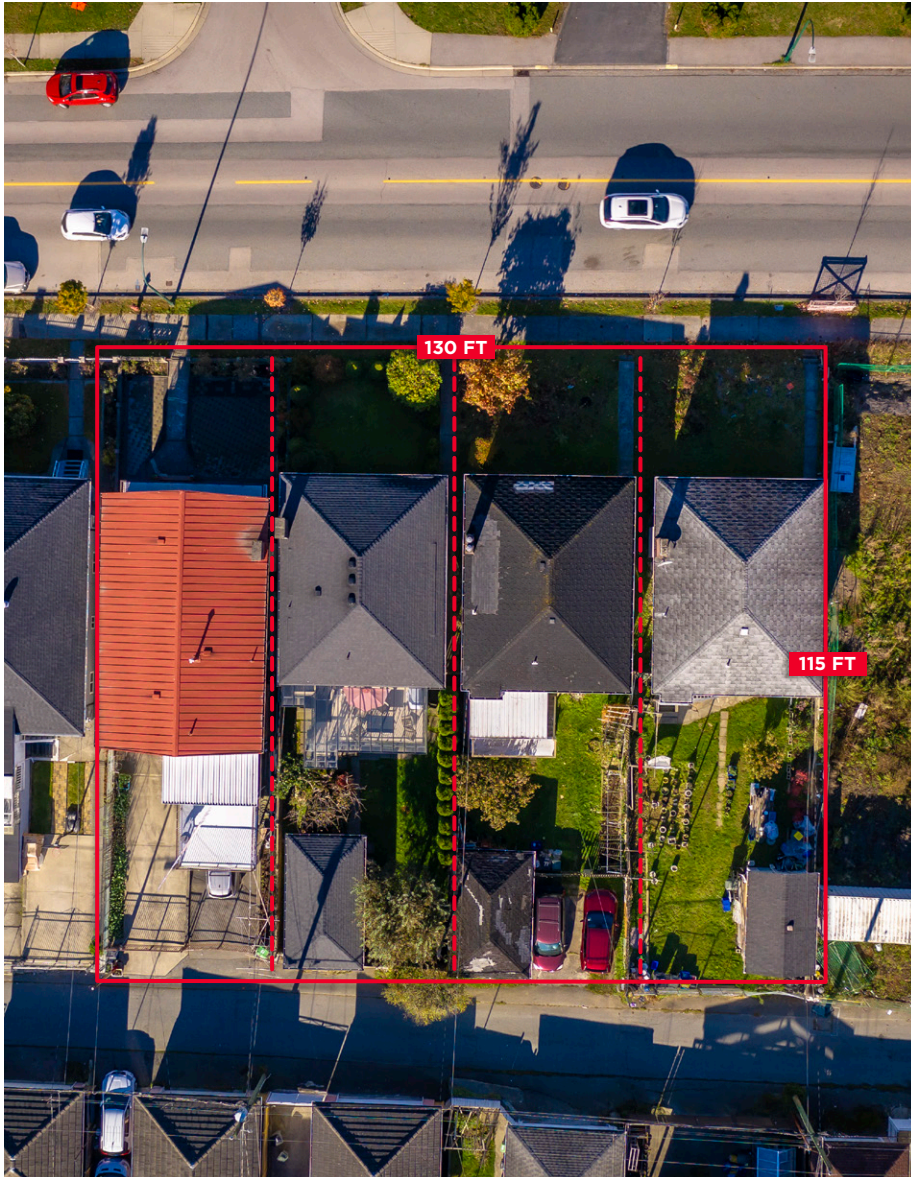
4 STOREY DEVELOPMENT OPPORTUNITY  
2380-2396 EAST 33<sup>RD</sup> AVENUE • VANCOUVER, BC





## OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to acquire 14,950 sf of RM-9AN zoned development land. The site falls in the Norquay Village Plan and is designated for a 4 story development.



## SALIENT DETAILS

Civic Addresses	2380- 2396 East 33rd Ave
PIDs	002-452-553, 014-151-880, 014-151-871, 014-151-863
Total Width	130 feet
Total Depth	115 Feet
Total Site Size	14,950 square feet
FSR   Built Form	2 FSR   4 Story
Buildable Area	29,900 Square feet
Combined Total Assessed Value	\$4,167,900

## DEMOGRAPHICS

	1 km	3 km	5 km
Population (2018)	29,867	236,371	386,233
Population (2023)	32,021	255,140	416,072
Projected Annual Growth (2018 - 2023)	1.4%	1.5%	1.5%
Median Age	39.2	38	38.8
Average Household Income (2018)	\$94,844	\$99,288	\$104,249



WALK SCORE  
WALKER'S PARADISE  
**93**



TRANSIT SCORE  
EXCELLENT TRANSIT  
**86**



BIKE SCORE  
BIKER'S PARADISE  
**92**





TROUT LAKE



NANAIMO STATION



T&T



NORQUAY PARK

## LOCATION

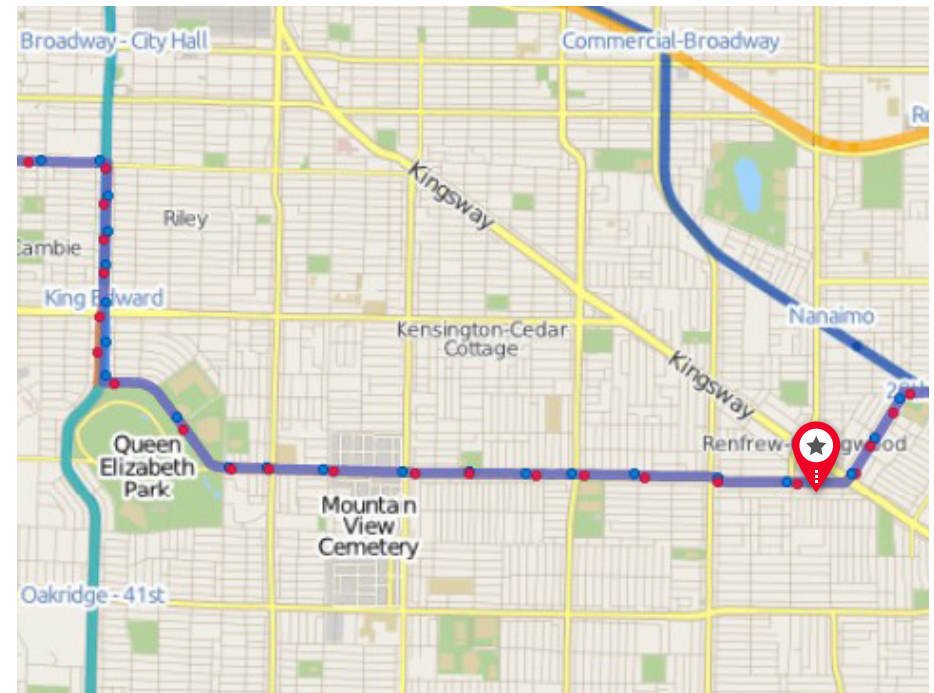
This site is located in the heart of the Norquay Village Plan which has already started to be redeveloped with many new developments completed or underway such as Westbank's Kensington Gardens and Imani's The Windsor only a few blocks away. Norquay Park, one of the premier parks in East Vancouver, is only a few blocks away which is host to a recently upgraded park, waterpark, basketball courts, and family picnic area. The E 33rd Ave bus runs right in front of the future development. This bus takes you to both 29th Ave Expo Line SkyTrain Station and King Edward Skytrain Station as part of the Canada Line as well a direct bus route to UBC. Being in the heart of the Norquay Plan will lead to increased development and end user demand for this area.

## EAST VANCOUVER COMPARABLE END UNIT SALE

Development Name	Address	Status	PPSF Blended
Clarendon Heights	4933 Clarendon St	Preselling	\$875
Habitat	2520 Guelph St	Preselling	\$1,146
Midtown Central	720 East Broadway	Preselling	\$1,020
Shift	5089 Quebec St	Preselling	\$1,095
Popolo	2235 East Broadway	Preselling	\$1,027

## EAST 33<sup>RD</sup> AVENUE BUS ROUTE

Connecting 29th Avenue SkyTrain Station, King Edward Canada Line Station all the way to UBC.





## OFFERING PROCESS

Offers will be presented  
on a first come first serve basis.

## ASKING PRICE

Contact listing agent.



**ANDREW HUTSON**

Associate

604 608 5900

[andrew.hutson@cushwake.com](mailto:andrew.hutson@cushwake.com)