

FOR SALE

2523, 2531, 2537 & 2575 NANAIMO STREET
VANCOUVER, BC



OPPORTUNITY HIGHLIGHTS

- 6 storey mixed-use development opportunity in Metro Vancouver's Grandview-Woodland Neighbourhood
- 5 lot assembly site with stable in-place holding income
- Highly accessible location at the confluence of East Vancouver's east-west transit thoroughfares
- 10 minutes on foot to the rapid transit Millennium and Expo Lines

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OPPORTUNITY

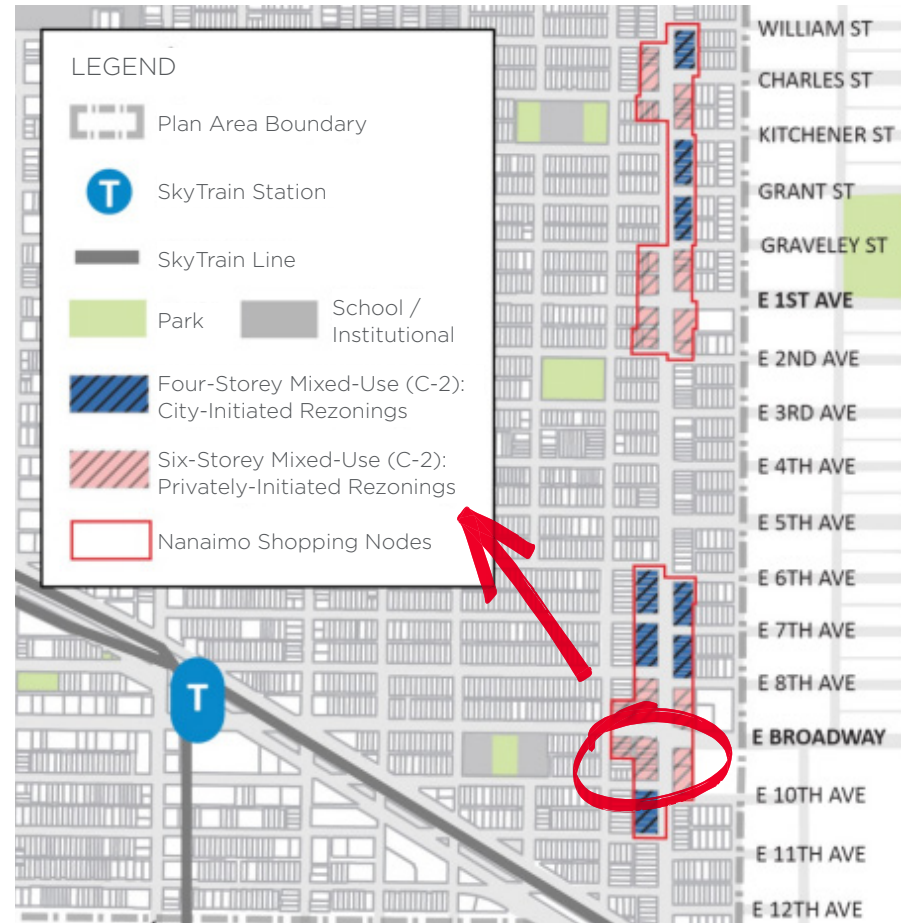
Cushman & Wakefield is pleased to present to the market the opportunity to acquire a 5 lot assembly (the "Property") in Metro Vancouver's Grandview-Woodland neighbourhood. The Property is comprised of 5 lots totaling 22,919 sq.ft. and falls within the Grandview-Woodland Plan which allows for mixed-use development potential of up to 6 storeys / 73,339 sq.ft. on the site.

The Property is currently improved with 4 buildings comprised of: an in-use church, a restaurant, a two-tenant single storey commercial building, and a single-family home - all of which provide a holding income opportunity throughout the rezoning process.

SALIENT DETAILS

Civic Addresses	2523, 2531, 2537 & 2575 Nanaimo Street, Vancouver, BC
Legal Descriptions	PL VAP2654 LT 13 BLK 165 DL 264A LD 36. GROUP 1, EXC W 2 FT NOW LANE, OF LOT 1.
	PL VAP2654 LT 11, 12 BLK 165 DL 264A LD 36. GROUP 1, OF LOT 1.
Legal Descriptions	PL VAP2654 LT 9 BLK 165 DL 264A LD 36. GROUP 1, EXC W 2 FT NOW LANE, OF LOT 1, LOT 10, BLOCK 165, PLAN VAP2654, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC W 2 FT NOW LANE, OF LOT 1.
PIDs	003-249-166, 010-830-375, 013-551-701, 013-551-922 & 013-551-906
Total Width	165 ft
Total Depth	138 ft - 140 ft
Total Site Area	22,919 sf
Combined Assessed Value	\$6,707,500
Current Zoning	C-1 - 1.2 FSR
Land Use Designation & FSR	Up to 6 Storeys Mixed-Use; Residential with Commercial at grade / 3.2 FSR
CAC's (Fixed)	\$70.35 /ft*
Estimated Buildable Area**	73,339 sf
*Based On Bonus Density Above Base Density	
**Based On 3.2 FSR Allowed Under The Grandview Woodland Plan	

GRANDVIEW-WOODLAND PLAN



LOCATION: GRANDVIEW-WOODLAND

Grandview-Woodland is considered one of Vancouver's most diverse neighbourhoods, located in the City of Vancouver's northeastern precinct bounded by East 12th Avenue to the south, Burrard Inlet to the north, Clark Drive to the west and Nanaimo Street to the east.

The area is well-known for its vibrant mixture of commercial, industrial single-family and multi-family residential pockets and is anchored by its well-known trendy Commercial Drive retail corridor.

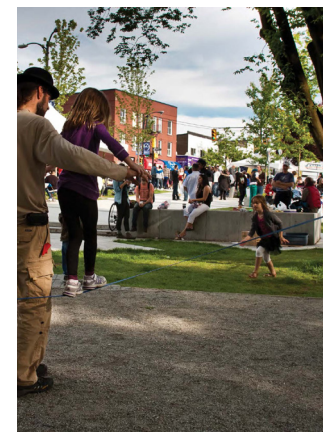
The community is characterized by its extensive stock of early 20th century homes, places of cultural significance and charming streetscapes. The community's geographic location links the area into broader transit networks for walking, cycling, vehicles and public transit and Broadway-Commercial Station - the area's most significant rapid transit interchange - is situated at its southern end.

PROPERTY HIGHLIGHTS

- Strategically located along the recently upzoned Nanaimo Street corridor, which will see redevelopment of large swaths of the area in the coming years
- Highly accessible location 10 minutes on foot of Metro Vancouver's rapid transit Renfrew and Commercial Broadway SkyTrain stations (Commercial Broadway is the busiest station in the region with over 90,000 station trips and 60,000 bus trips each day)
- Stable in-place and diversified holding income across four buildings, inclusive of a church, commercial and residential revenue streams
- Two blocks north of Grandview Highway, a key east-west arterial with direct access and bus service to the downtown core and the TransCanada Highway (Highway 1)
- The City of Vancouver is constructing protected bike facilities along Nanaimo Street, as part of a 'complete street' redesign in the recently amended and approved area Plan
- Located in walking distance to greenspaces including John Hendry Park, Clark Park and Beaconsfield Park and the fitness and athletics facilities at nearby Trout Lake Community Centre
- Well supported by surrounding educational establishments including LaSalle College, Vancouver Community College, Vancouver Technical Secondary, Gladstone Secondary, Westside Montessori Academy, Laura Secord Elementary and Lord Beaconsfield Elementary, all within walking distance to the Property.
- The Property is serviced by several retail corridors including the Safeway-anchored retail village 4 blocks west at Commercial Drive and the Rona-anchored retail plaza 3 blocks east at Renfrew



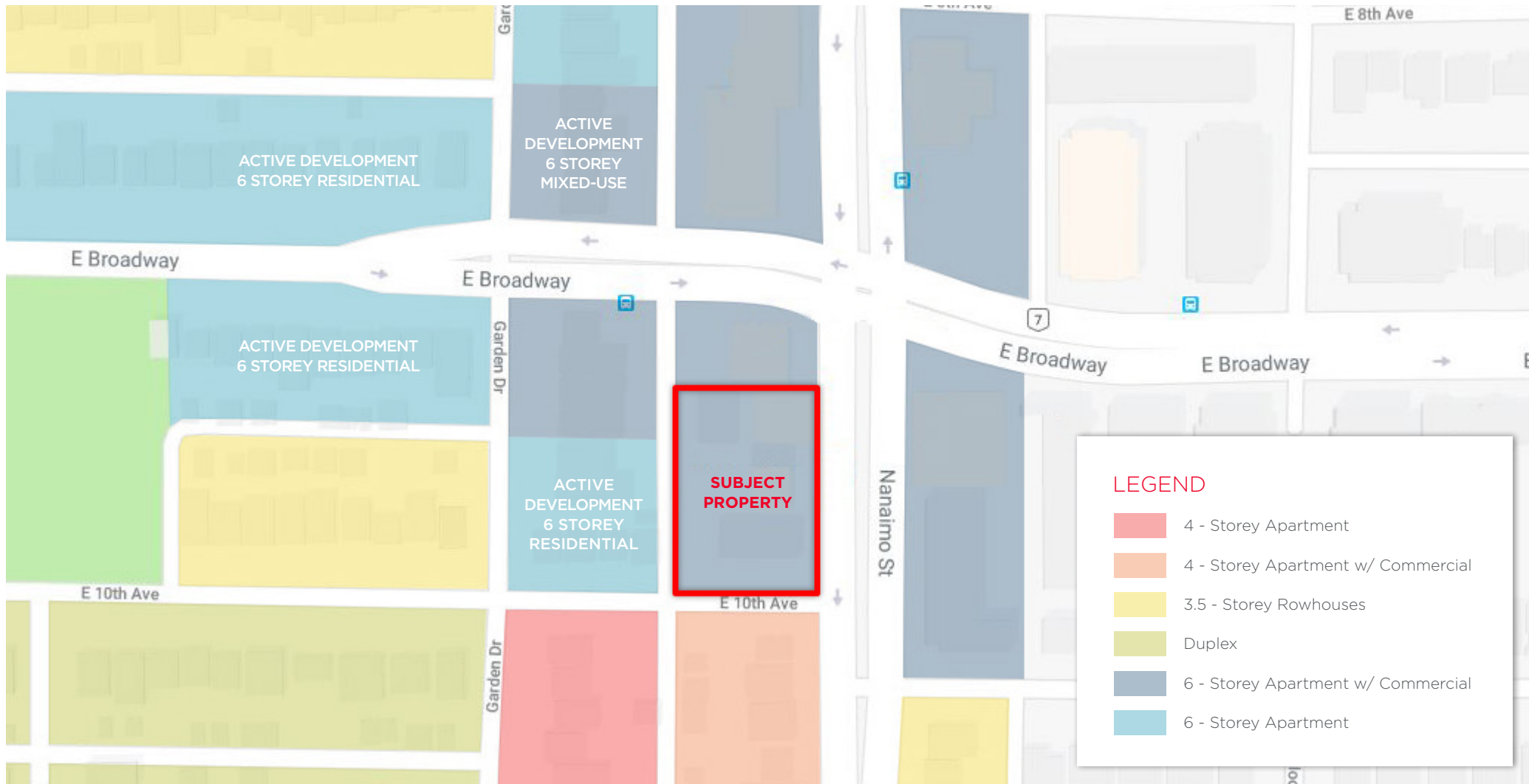
SITE AREA	22,845 SF
GFA	12,055 SF COMMERCIAL 55,465 SF RESIDENTIAL
FSR	0.53 COMMERCIAL 2.43 RESIDENTIAL 2.96 TOTAL
PARKING STALLS	44 COMMERCIAL 90 RESIDENTIAL 134 TOTAL





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