

# FOR SALE

EAST VANCOUVER (FRASERHOOD) DEVELOPMENT OPPORTUNITY

807-847 EAST 33<sup>RD</sup> AVENUE • VANCOUVER, BC



## HIGHLIGHTS

- Expedited rezoning process through the city's new Secured Rental Policy in Low-Density Transitions Areas
- Site fronts 3 streets
- 58,288 Buildable square feet



## OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to acquire 26,631 sf of rental development land. The properties are part of the city of Vancouver's newest initiative to increase rental developments, Secured Rental Low Density Transition Zoning Policy.



## SALIENT DETAILS

Civic Addresses	807, 821, 833 & 847 East 33rd Ave
PIDs	015-645-151, 015-645-177, 002-999-595, 015-645-185
Total Width	200 feet
Total Depth	131 and 138 Feet
Total Site Size	26,631 square feet
FSR   Built form	2.2 FSR   5 Story Rental
Buildable Area	58,588 Square feet

## 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**





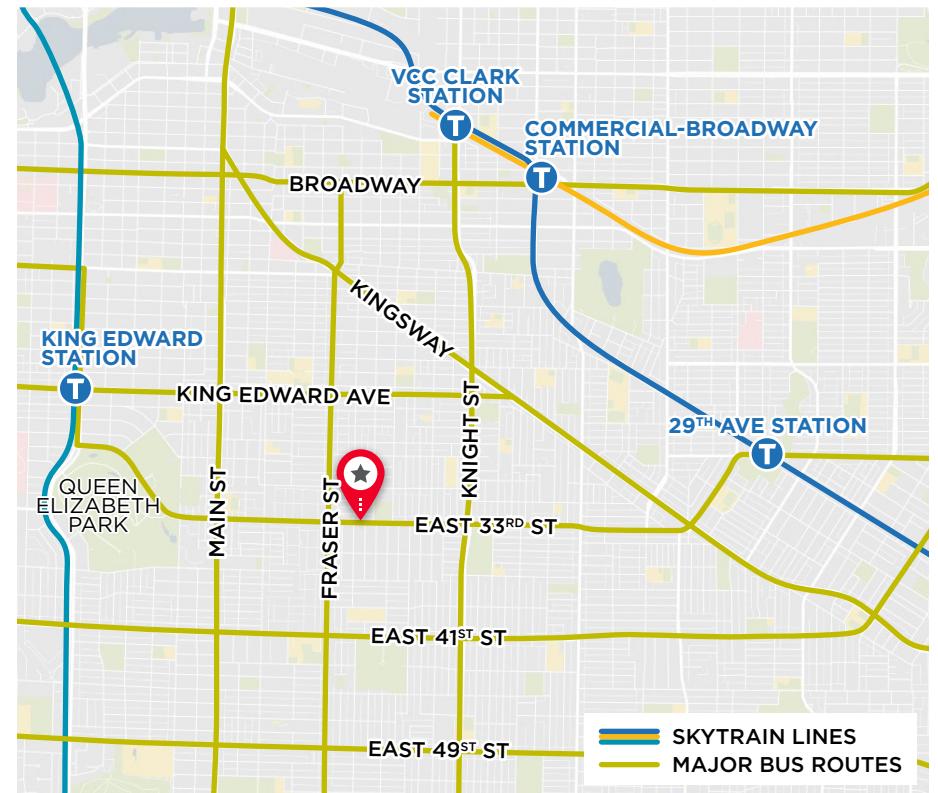
## LOCATION

This site is located in a quiet family oriented neighbourhood centrally located in Vancouver. Grays Park which is home to McBride Annex is only steps away providing tennis courts kids playgrounds and basketball courts to be enjoyed. Only blocks way from the hidden gem of East Vancouver which is the burgeoning stretch of shops and restaurants between 23rd and 28th on Fraser Street makes this an ideal location for young professionals and families alike. 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. Tour the site and see for yourself how well located this future project is located.

## DCL WAIVER RENTAL RATES

Unit Type	East Area DCL Maximum Rents	West Area DCL Maximum Rents
Studios	\$1,641	\$1,805
1 Bedroom	\$1,942	\$2,136
2 Bedroom	\$2,611	\$2,872
3 Bedroom or Larger	\$2,977	\$3,275

## TRANSPORTATION NETWORK





## OFFERING PROCESS & ASKING PRICE

Contact listing agents.



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E.O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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