

FOR SALE

2900, 2916, AND 2926 FRASER STREET | VANCOUVER, BC

NEW PRICE

DOWNTOWN VANCOUVER

6 TO 18 STOREY PURPOSE-BUILT RENTAL DEVELOPMENT SITE
IN VANCOUVER'S VIBRANT MOUNT PLEASANT NEIGHBOURHOOD



\$1.95M PRICE REDUCTION

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OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to purchase 2900, 2916, and 2926 Fraser Street, a 14,396 square foot corner lot designated for 6 to 18 storey mixed-use residential development. Located within the Broadway Plan – MRTC policy area, the Property offers frontage on both Fraser Street and East 13th Avenue. The site is situated in the vibrant Mount Pleasant neighbourhood, and is currently improved with three single family homes.

SALIENT DETAILS

Address	2900, 2916, and 2926 Fraser Street, Vancouver, BC
PID's	009-232-711, 009-232-788, 014-866-129, 012-620-122
Site Dimensions	122 x118 Feet
Site Size	14,396 Square Feet
Local Area Plan	Broadway Plan – MRTC
Maximum FSR	5.5 FSR
Buildable Area	79,178 Square Feet
Current Zoning	RT-5
Price Guidance	\$7,850,000
Concrete With 20% Below-Market Rents	5.5 FSR (\$99 pbsf)
Wood-Frame Market Rental	6-Storey (~\$156 pbsf)

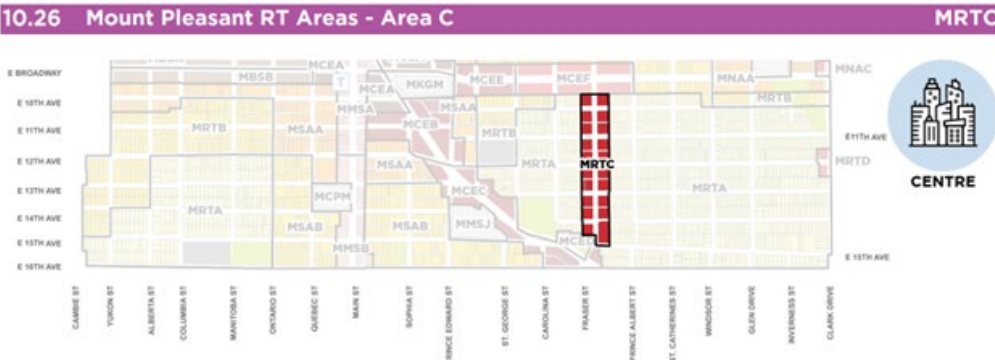


MOUNT PLEASANT RT AREAS - AREA C INTENT

Strengthen Fraser Street as a more pedestrian- and bike-friendly mixed-use street with new rental housing opportunities and additional shops and services for residents in the area.

The Property is currently zoned as RT-5 land, which encourages retention and renovation of existing character homes. None of the current improvements have been deemed to have character merit.

MOUNT PLEASANT RT AREAS - AREA C POLICY SUMMARY TABLE		
Uses	Retail/Service, Residential	
Option/Tenure	Secured Market and Below-Market Rental	Secured Market Rental
Maximum Height	18 Storeys	6 Storeys
Maximum Density	5.5 FSR	3.5-3.7 FSR
Minimum Frontage	36.6 m (120 ft.)	
Notes	<ul style="list-style-type: none">A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).	
Additional Policies	<ul style="list-style-type: none">Require continuous active ground floor retail/service uses along Fraser Street.Where a lane does not currently exist parallel to Fraser Street, a dedicated lane will be required to facilitate development.	



DEVELOPMENT POTENTIAL

TRANSITIONING NEIGHBORHOOD WITH ACTIVE DEVELOPMENT APPLICATIONS

A number of active development applications demonstrate a strong shift toward densifying the neighborhood and potentially achieving a higher FSR than the prescribed 5.5.

FLEXIBLE WOOD-FRAME OR CONCRETE DEVELOPMENT OPPORTUNITY IN ONE OF VANCOUVER'S FASTEST GROWING NEIGHBOURHOODS

The Broadway Plan- MRTC policy area provides flexibility for redevelopment. It allows for high-density, mixed-use residential development of up to a 5.5 FSR and 18 storeys in height, including a 20% below-market component. Alternatively it permits wood-frame development with an FSR of 3.5-3.7, and heights of up to 6 storeys, with no below-market component.

CORNER LOT WITH OVER 120 FEET OF FRONTAGE ON FRASER STREET

Located on the south east corner of Fraser Street and East 13th Avenue, the 14,396 square foot lot boasts approximately 122 feet of frontage on Fraser Street, and 118 feet of frontage on East 13th Avenue.



648-680 E BROADWAY & 2505 FRASER ST

Land Size: 20,125 SF

- 17 Storeys Mixed Use | 137 Units
- Existing Zoning : C-2C
- Broadway Plan : MCEF | Proposed FSR : 6.0
- Ownership: Wall Financial Corporation



523-549 E 10TH AVENUE

Land Size: 20,130 SF

- 19 Storeys | 175 Units
- Existing Zoning : RT-5
- Broadway Plan : MRTB | Proposed FSR : 6.0
- Ownership: Fastmark Development



469-483 E 10TH AVENUE

Land Size: 17,484 SF

- 17 Storeys | 138 Units
- Existing Zoning : RT-5
- Broadway Plan : MRTB | Proposed FSR : 5.5
- Ownership: Fastmark Development



2900, 2916, 2926 FRASER STREET (SUBJECT SITE)

Land Size: 14,396 SF

- Existing Zoning : RT-5
- Broadway Plan : MRTC | FSR : 5.5



701 KINGSWAY

Land Size: 18,015 SF

- 24 Storeys Mixed Use | 201 Rental Units
- Existing Zoning : C-2
- Broadway Plan : MCEC | Proposed FSR : 8.5
- Ownership: Qualex-Landmark

FOR SALE

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LOCATION HIGHLIGHTS

STRATEGIC MOUNT PLEASANT LOCATION

The Property is situated in Mount Pleasant - one of Vancouver's most unique and energetic neighbourhoods. This up-and-coming neighbourhood draws young urban workers, creatives, and an increasing number of families.

TRANSIT ORIENTED POSITIONING

Situated on both the Fraser/Downtown bus route and the Downtown/ Fraser NightBus route, providing easy access to and from the Downtown core. The property is also in close proximity to the upcoming Mount Pleasant Station, at the southwest corner of Broadway and Main Street.

ABUNDANCE OF SURROUNDING AMENITIES

A broad range of restaurants, bars, coffee shops, public parks, schools, and other retail services are all within a short walk of the Property. The convenient positioning of the property allows easy access to surrounding areas and beyond via walk, bike, or public transit.



WALK SCORE
VERY WALKABLE
87



TRANSIT SCORE
EXCELLENT TRANSIT
78



BIKE SCORE
VERY BIKEABLE
82

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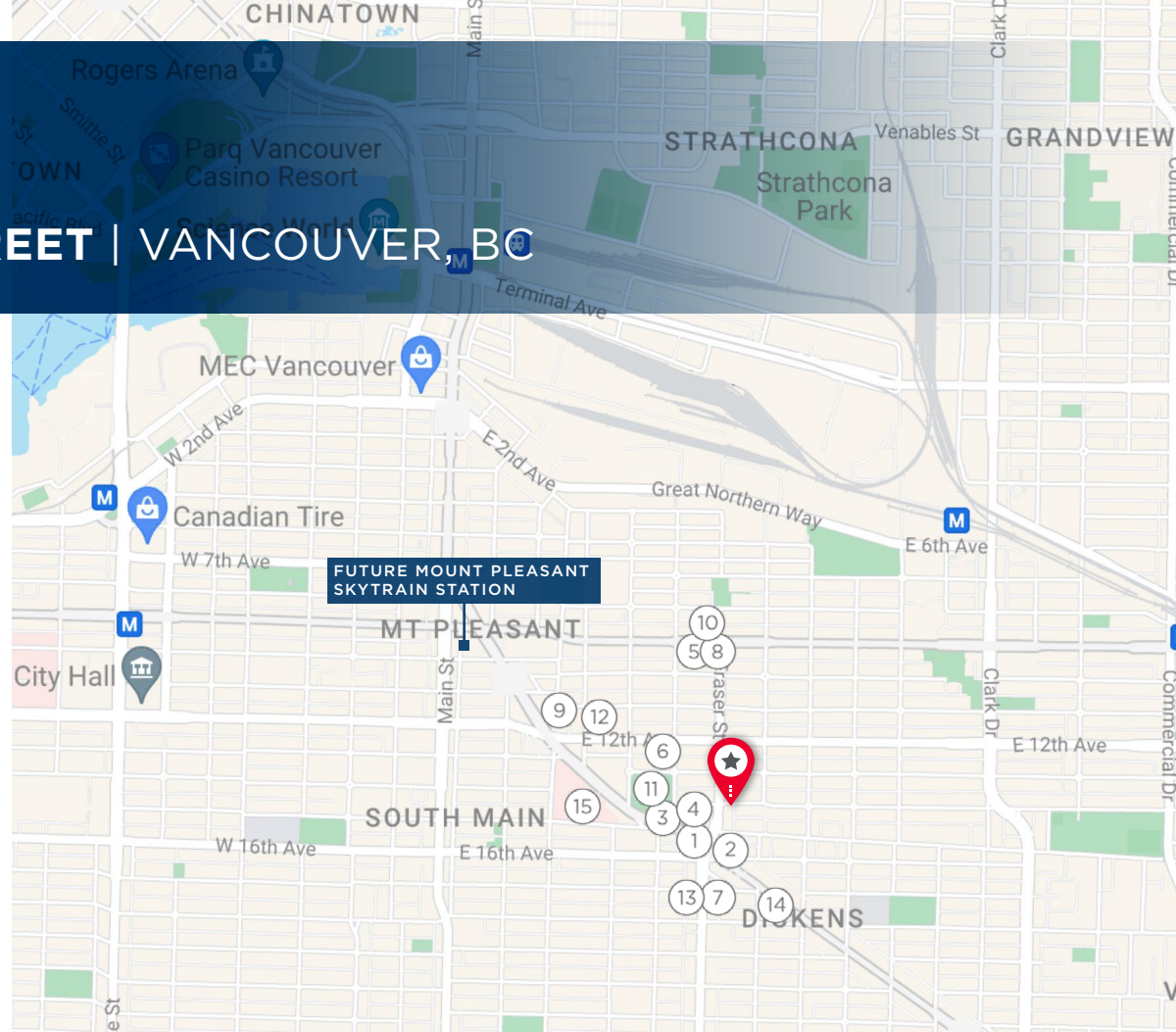
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NEARBY AMENITIES

- | | |
|----------------------------|--|
| 1 Les Faux Bourgeois | 9 12 Kings Pub |
| 2 Sal y Limon | 10 Nada Grocery |
| 3 Osteria Savio Volpe | 11 Robson Park |
| 4 Matchstick Fraser Street | 12 Florence Nightingale Elementary |
| 5 Catoro Café | 13 Fraser Neighbourhood Remedy's Rx Pharmacy |
| 6 Oh Carolina | 14 Pharmasave |
| 7 Bells and Whistles | 15 Mount Saint Joseph Hospital |
| 8 Hail Mary's | |