

Downtown Vancouver

FOR SALE

4-STOREY MIXED-USE DEVELOPMENT OPPORTUNITY



625-691 West 33rd Avenue, Vancouver | BC

HIGHLIGHTS:

- Opportunity to acquire a full city block with potential for a 4-storey mixed use building with condos above retail
- 41,769 SF site with potential for over 85,000 buildable SF (2.0 FSR or more)
- Unique opportunity for large-format retail in key location at West 33rd Avenue and Cambie Street
- Site slope affords tremendous and unobstructed North views towards City
- Located one block from Queen Elizabeth Park, future Canada Line station and Heather Lands (over 2,000 units)

Contact Us:

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SALIENT FACTS

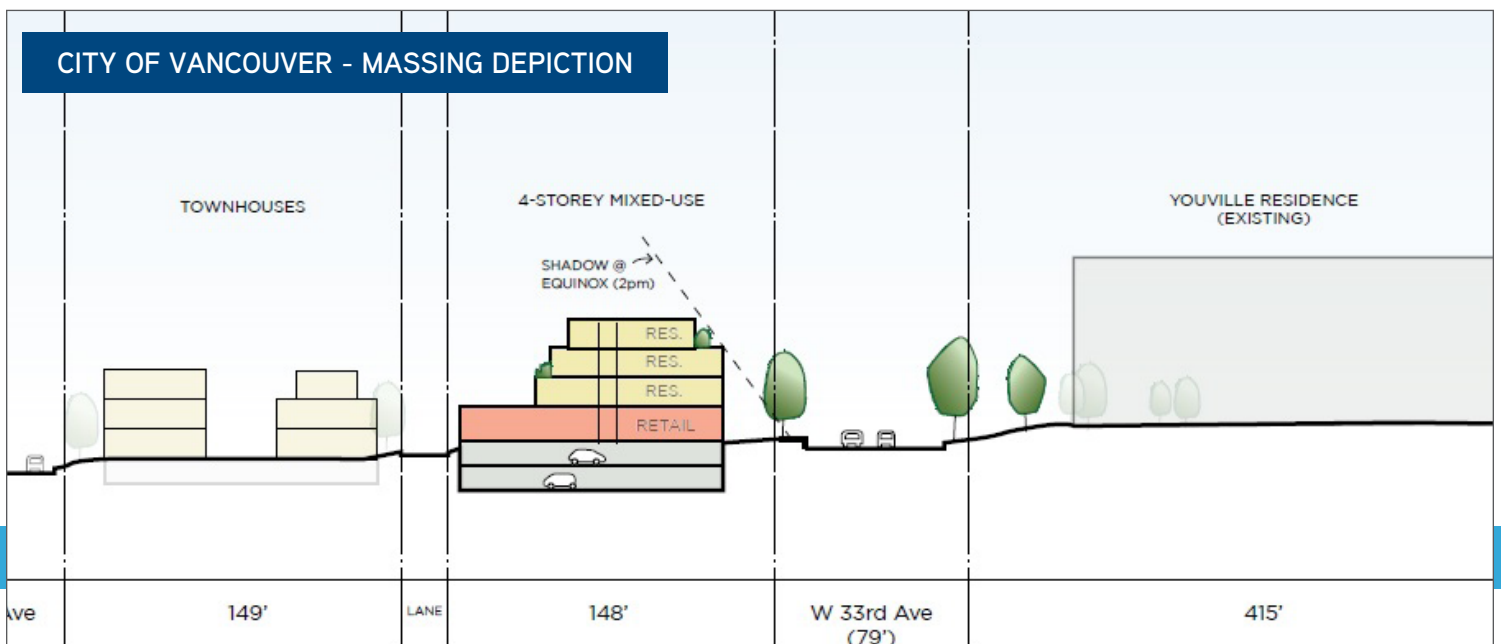
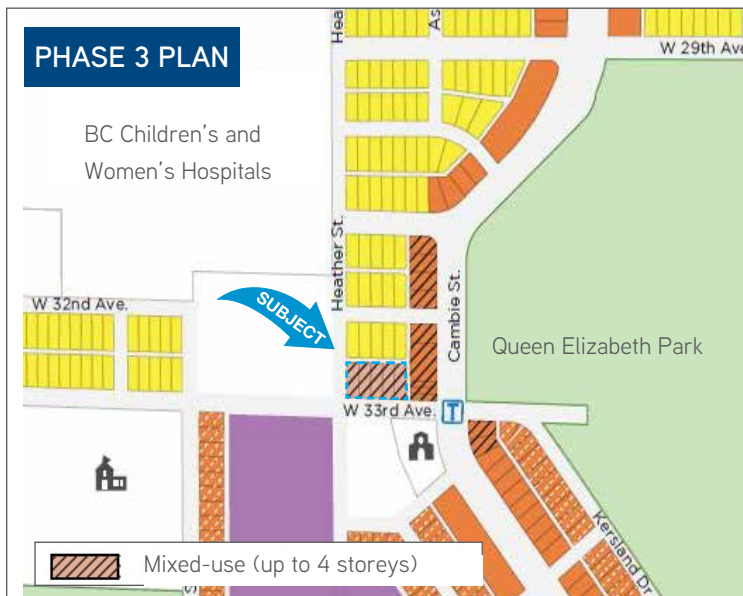
Civic Address:	625, 657, 661, 675 and 691 West 33rd Avenue, Vancouver, BC
Legal Address:	LOT 10-14 BLOCK 819 DISTRICT LOT 526 PLAN 7221
PID:	006-901-221, 010-758-925, 010-758-470, 010-758-500 and 010-758-542
Location:	The Property is located on the north side of West 33rd Avenue between Cambie and Heather Streets
Site Area:	41,769 SF (~280' frontage x ~149' site depth)
Current Zoning:	RS-1 One Family Dwelling
Gross Taxes (2017)	\$47,867.38



REZONING AND DEVELOPMENT POTENTIAL

The subject block has been designated for rezoning by the City of Vancouver within the Cambie Corridor Phase 3 Plan based on the following criteria:

- 4-storeys, approx. density range of 2.0 FSR (can be higher)
- C-2 zoning guidelines will guide form of development
- A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade
- CAC to be negotiated (Target fixed rate for residential is \$80 per SF)





OFFERING PROCESS

Detailed information package is available upon request; please contact the listing agents for further details.

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