

FOR SALE

Downtown Vancouver

C-2 Development Opportunity Near Commercial-Broadway



2607-2671 NANAIMO STREET, VANCOUVER

KEY HIGHLIGHTS

- 27,427 SF, C-2 zoned site allows over 68,500 buildable SF, 4-storey
- In-place zoning allows for quicker development approvals
- Ideal site configuration with 198 ft of frontage on Nanaimo Street and 139 ft of frontage on East 10th Avenue
- Envious East Vancouver location just a 10-minute walk from Commercial-Broadway SkyTrain Station
- Capitalize on a low inventory in East Vancouver pre-sales market
- Walking distance to amenities valued by condo buyers including: Trout Lake, Central Valley Greenway, and both elementary (Laura Secord) and secondary (Van Tech) schools

Listing Price:

\$18,900,000 (\$275 per BSF)

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LOCATION

Grandview Woodland is the City of Vancouver's most sought-after neighborhood that provides excellent proximity to downtown, trendy restaurants, shops, and bars, as well as attractive price points for end buyers of new housing product. Community centres, Trout Lake Beach, and parks are all walkable amenities from the subject property providing end-buyers of condominiums a rich list of spectacular lifestyle options. The subject site is located on a tree-lined street with promising new developments around in Westbank's 'Vertical Village' Commercial-Broadway proposed project, Jameson Development Corp's rezoning of 1619-1651 East Broadway, and Intracorp's project on Victoria and East 11th Avenue.

SALIENT FACTS

Municipal Address:	2607, 2619, 2631, 2651 and 2671 Nanaimo Street, Vancouver, BC
Legal Address:	LOT 15 -16, EXCEPT THE WEST 2 FEET NOW LANE, OF LOT 2 BLOCK 165 DISTRICT LOT 264A PLAN 2654 and LOT A- C OF LOTS 11 TO 14 BLOCK 2 OF BLOCK 165 DISTRICT LOT 264A PLAN 7583
Location:	Located on the southwest corner of East 10th Avenue and Nanaimo Street
Lot Size:	27,427 SF (197.7' x 138.7')
Improvements:	The Property is currently improved with 5 detached houses built between 1946-1997
Zoning:	C-2 (Mixed-Use 4-Storey, commercial at grade with 3 storeys of condominium above)
OCP & Local Area Plan:	Grandview Woodland Plan - Nanaimo Shopping Node
Maximum Buildable Area:	68,567 SF (Up to 2.5 FSR)
Gross Taxes	\$25,518.10



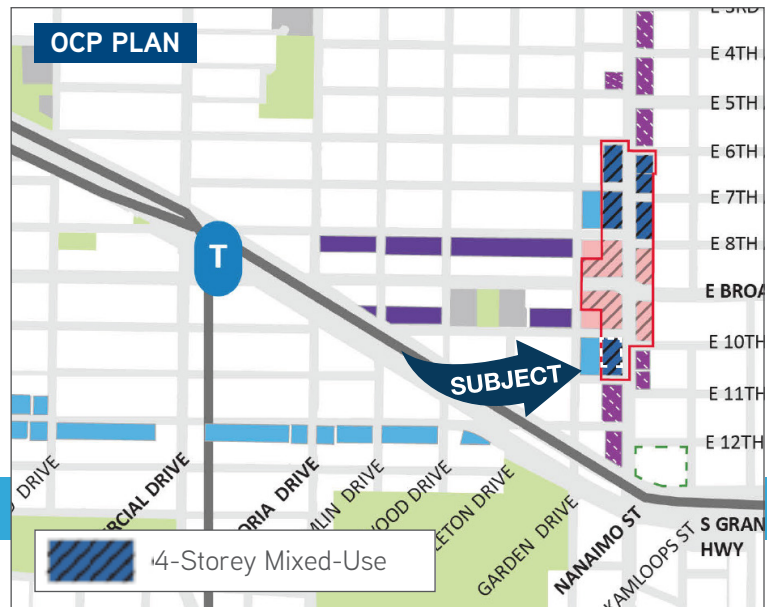
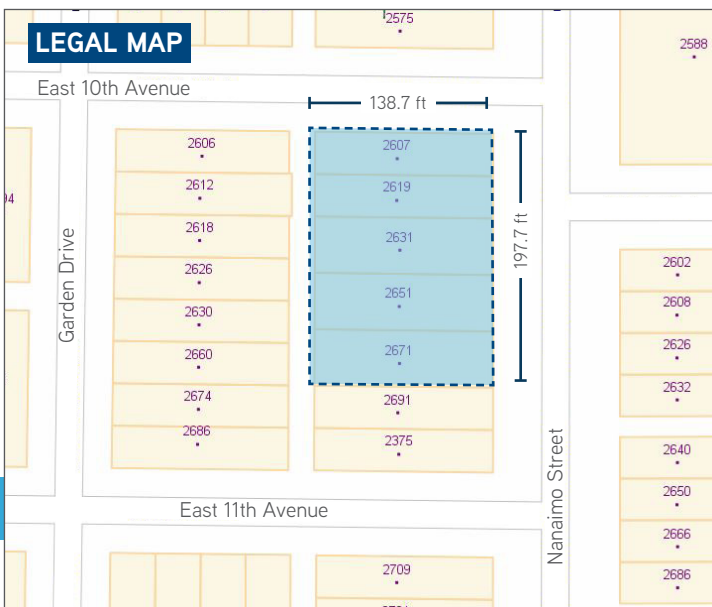
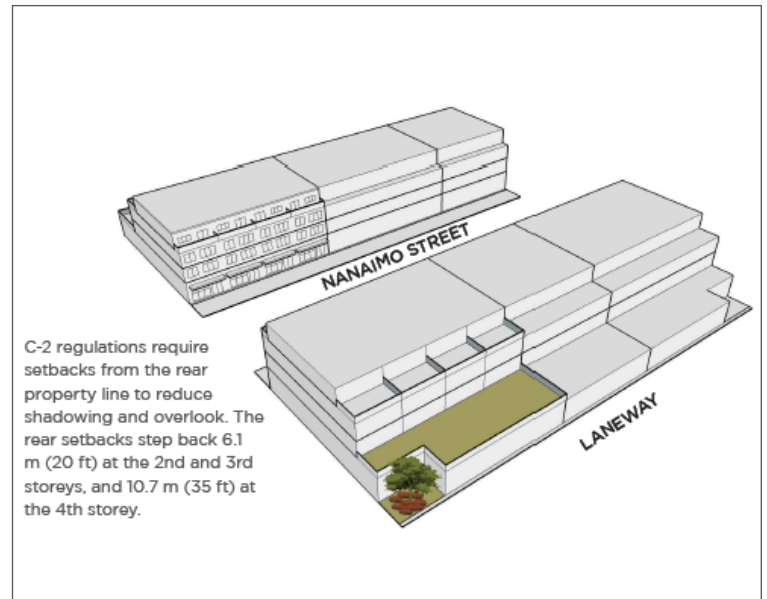
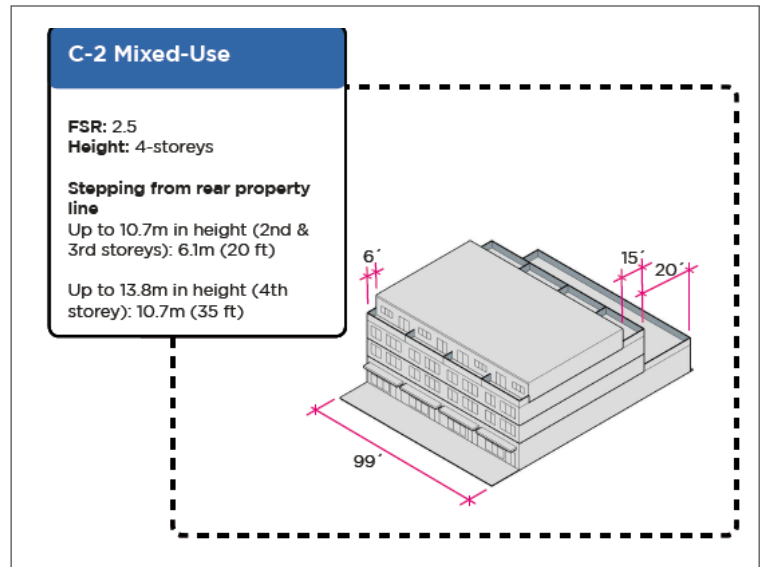
C-2 LAND USE & DEVELOPMENT POTENTIAL

- > No re-zoning required, permits 4-storey mixed-use apartment buildings (commercial uses at-grade and residential above) with a maximum 2.5 FSR.
- > Maximum building height of 10.7m (35 ft.).
- > Emphasizes building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.
- > Does not have minimum frontages, however underground parking typically requires about 30m+ (100 ft.+).
- > In July, 2018 Vancouver City Council set CAC's for Nanaimo Shopping Nodes at a fixed \$60/SF.
- > New city-wide utilities DCL effective Sept 30th, 2018 of \$23.22/SF for East Side Vancouver residential development over 1.5 FSR.
- > Metro Vancouver DCC's as of May 1st, 2018 of \$1,072/unit for Apartment and \$0.93/SF for Non-Residential.

OFFERING PROCESS

Detailed information package is available upon request, please contact the listing agents to learn more about the offering process.

Asking Price: \$18,900,000





WALK

John Hendry Park (10-min)
Trout Lake Community Centre (18-min)
Commercial Drive (15-min)



PUBLIC TRANSPORTATION

Commercial Broadway Station
#007 - Nanaimo
#009 - 9 UBC
#099 - 99 UBC B-Line
#N9 - Downtown/Coquitlam



DRIVING

Downtown Vancouver (10-min)
UBC (30-min)
SFU (20-min)
YVR Airport (30-min)



EDUCATION

Laura Secord Elementary School
Vancouver Technical Secondary School
Gladstone Secondary School
St. Joseph's School



Please contact the listing agents for further information.

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