

# 794

## EAST BROADWAY

VANCOUVER, BC



### Mount Pleasant Redevelopment Opportunity

- Corner Lot
- Existing Vacant Industrial Asset
- High Crest Elevation Allowing For Unobstructed City & Mountain Views



**OPPORTUNITY**

Cushman & Wakefield ULC (“C&W”) is pleased to present to the market the opportunity to acquire one hundred percent freehold interest in 794 East Broadway, Vancouver, BC (the “Property”). Totalling 12,078 square feet with 99 feet of frontage along Broadway and 122 feet of frontage along Prince Albert Street the Property offers the unique unencumbered stand-alone opportunity to construct up to 75,500 square feet of residential density with retail at grade. Situated in Mount Pleasant, one of Vancouver’s fastest growing neighbourhoods, 794 East Broadway is surrounded by an eclectic, highly desirable amenity profile just blocks away from the city’s new technology hubs and in close proximity to existing and upcoming rapid transit including the new Broadway Corridor Subway Line.

**SALIENT DETAILS**

<b>PID</b>	015-252-141
<b>Frontage</b>	122’ along Prince Albert St and 99’ along E Broadway
<b>Site Area</b>	12,078 SF
<b>Buildable Area</b>	72,468 SF
<b>Zoning</b>	C-2C Up to 6 FSR under Broadway Corridor Plan MCEF
<b>Land Use</b>	Retail/Service (active commercial uses) and residential
<b>Gross Taxes</b>	\$83,210.30 (2022)

**PROPOSED DEVELOPMENT SUMMARY**

<b>Site Area</b>	12,078 SF		
<b>FSR</b>	6.00 FSR		
<b>Total Gross Building Area</b>	75,500 SF		
<b>Total Building Height</b>	179’		
<b>Space</b>	<b>Number of Floors</b>	<b>Floor to Floor Height</b>	<b>Floorplate Area</b>
Ground Floor Commercial	1	17’	8,500 sf
Commercial Office	1	12’	8,500 sf
L3 – L14 Residential Strata	14	10’	4,000 sf
L15 Residential Strata	1	10’	2,500 sf

*Note: The Proposed Scheme assumes a rezoning scenario, under the approved Broadway Corridor plan.*



- Ground Floor Commercial
- Commercial Office
- Residential Strata

**PREMIER LOCATION WITH PROMINENT CORNER EXPOSURE AT THE JUNCTION OF EAST BROADWAY & PRINCE ALBERT STREET**

Ideally positioned on the southwest corner of East Broadway and Prince Albert Street just one block away from Fraser Street, the Property sits as a direct gateway to Mount Pleasant. Offering approximately 99 feet of frontage along East Broadway, and 122 feet of frontage along Prince Albert Street, 794 East Broadway has commanding presence along both streets offering ideal access and exposure. The Property’s elevation allows for spectacular west-north-east city and mountain views from the 4th floor up with an incredible panoramic perspective from floors 7 to 18.

**UNENCUMBERED REDEVELOPMENT OPPORTUNITY UNDER THE NEW BROADWAY CORRIDOR PLAN ALLOWS FOR 6 FSR & UP TO 18 STOREYS**

Currently zoned as C-2C the property is situated in the Mount Pleasant Centre – Area F (MCEF) of the Broadway Corridor Plan and has redevelopment potential for either strata ownership housing or secured market and below-market rental housing with ground floor retail/service uses along Broadway. Offering rare vacant possession, the Broadway Plan does not require the delivery of turnkey social housing units to the City but a rather a less punitive contribution towards community amenities.

**EASY ACCESS TO MOUNT PLEASANT’S COMMERCIAL & LIFESTYLE CORE**

Walking distance to everything Mount Pleasant has to offer. Surrounded by an abundance of commercial amenities, parks, tree lined streets, rapid transit, bike lanes, world class primary, secondary and post-secondary schools and Vancouver’s new technology and employment hub. 794 East Broadway makes for the ideal live, work, play lifestyle location.

**INCOMING BROADWAY PLAN & NEARBY SKYTRAIN ACCESS**

The Property is situated just 4 blocks away from the existing VCC Clark SkyTrain Station and 6 blocks from the incoming Broadway and Main Street Mount Pleasant Station of the Broadway Line which is on schedule to open in 2025.

**LOCATED ALONG THE LARGEST AMENITY CORRIDOR IN METRO VANCOUVER**

The Property is located along the Broadway Corridor which will be the future “second downtown” of Vancouver. With the newly approved Broadway Corridor Plan to redevelop 500 city blocks there will be an explosion of new amenities added to the already vibrant corridor.



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