

334 & 350 EAST 5TH AVENUE VANCOUVER, BC



VIEWPOINT & PLEASANT VIEW MANOR STRATA WIND UP
TRANSIT ORIENTED REDEVELOPMENT OPPORTUNITY



A PROMINENT STRATA WIND-UP OPPORTUNITY SITUATED IN THE HEART OF MOUNT PLEASANT ALLOWING FOR CONDOMINIUM REDEVELOPMENT UNDER THE BROADWAY PLAN



OPPORTUNITY


Cushman & Wakefield ULC (“C&W”) is pleased to present to the market a 100% freehold interest in 334 & 350 East 5th Avenue, Vancouver, BC (the “Property”). The Property is currently improved with two separate stratas, 334 East 5th, known as Viewpoint (strata plan VAS496) and 350 East 5th known as Pleasant View Manor (strata plan VAS63). The two sites are situated at the corner of East 5th Avenue and Brunswick Street combining for a total site area of 30,150 square feet. The regularly shaped lot will facilitate tower development as per the recently adopted Broadway Plan which designates the Property for 6.0 FSR or 20 storeys of strata ownership housing or 6.5 FSR (20 storeys) of purpose-built rental.


LOCATION

The Property is uniquely situated at the corner of East 5th Avenue and Brunswick Street providing rarely available exposure in one of Metro Vancouver’s most trendy and desirable neighbourhoods, Mount Pleasant. Mount Pleasant has been reimagined as a bustling live work enclave embodying Vancouver’s West Coast lifestyle. The location represents a truly redefined neighbourhood concentrated with eclectic architecture, a recognized art scene, hip cafes, boutique retailers, lush parks, an expansive cycling network and some of the city’s most forward-thinking tech and creative class companies.


SALIENT DETAILS

Address	334 & 250 East 5th Avenue, Vancouver, BC
Strata Plans	VAS496 & VAS63
Strata Units	334 East 5th Avenue: 32 Strata Lots 350 East 5th Avenue: 23 Strata Lots
Lot Area	334 East 5th Avenue: 18,097 sq. ft. 350 East 5th Avenue: 12,053 sq. ft. Assembled Lot Area: 30,150 sq. ft.
Zoning	RM-4
Broadway Plan	MNAA
FSR	6.0 - condo development 6.5 - purpose-built rental
Gross Building Area	180,900 sq. ft.
Gross Taxes	\$75,279
Asking Price	Please contact the listing agents


TRANSIT ORIENTED SITE
 Located less than 250 metres from the future Great Northern Way-Emily Carr Station of the Broadway Line, the Property represents one of Mount Pleasant Apartment Area’s first TOD condo sites.

DEFENSIVE TIMING
 The time required to formally wind up the stratas can be utilized by a prospective purchaser to undertake the entitlement process making this a cost-effective acquisition through the pre-development timeline.

DEVELOPMENT FLEXIBILITY
 As existing strata buildings, the Property offers significant flexibility to a buyer as either a condo or purpose-built rental redevelopment with no tenant relocation costs.

TRENDY NEIGHBOURHOOD
 Mount Pleasant is one of the City’s trendiest and most sought-after neighbourhoods for businesses and residents alike. This character will only be enhanced further with the delivery of the new St. Paul’s Hospital and Broadway Line along with the associated retailers, services, and amenities that will follow.

SCALE, LOCATION, & UPSIDE
 Prime opportunity to acquire a centrally located high-rise development asset with significant scale and appealing economic metrics.

EXCEPTIONAL DEMAND
 Unmatched momentum in the Mount Pleasant residential market fueled by impeccable underlying economic and demographic fundamentals supporting strong employment, demand, and pricing.



334 & 350

EAST 5TH AVENUE

VANCOUVER, BC



EXCLUSIVE ADVISORS

All inquiries regarding the offering or any information contained herein should be directed to the exclusive agents for the Vendor listed below.

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