

FOR SALE - DEVELOPMENT OFFERING

460 RAILWAY STREET VANCOUVER, BC



VANCOUVER
URBAN
WINERY

RAILTOWN
CAFE

INFORM
PROJECTS

ARITZIA

BOCCI

ARITZIA
Herschel
DIALOG

ALEXANDER STREET

JACKSON AVENUE

RAILWAY STREET

EXCEPTIONAL OFFERING FOR A LANDMARK
SITE IN HISTORIC RAILTOWN

EXECUTIVE SUMMARY

Cushman & Wakefield ULC (“C&W”) serving as the exclusive agent of the Vendor is pleased to present to market an opportunity to acquire a 100% freehold interest in 460 Railway Street, Vancouver BC, referred to as the “Property” throughout this Offering Memorandum (“OM”).

The Property is located in the heart of Vancouver at the corner of Railway Street and Jackson Avenue where it is set to become a premier location for the creative class. The Property comprises 30,354 square feet of land area and is ready to build for an architectural landmark of approximately 152,000 square feet.

While the recently adopted I-4 zoning maintains Railtown’s historical industrial past, it opens a new array of opportunities with permitted uses such as office, products manufacturing, information communication technology manufacturing, production or rehearsal studio and vocational or trade school.

All offers to purchase should follow the content and submission guidelines set forth in this OM and be submitted to C&W. All inquiries regarding the Property should be directed to the exclusive agents of the Vendor noted in the offering guidelines section.

ENTITLEMENT FOR A STATE OF THE ART BUILDING

Plans are in place for a unique, well thought out development scheme, allowing prospective purchasers to move quickly in an increasingly over regulated rezoning process. 460 Railway Street provides the opportunity to build a creative space with the highest specifications plus efficient floorplates.

BRANDING OPPORTUNITY

460 Railway Street’s location offers ability for prominent signage and branding with exceptional exposure amongst Vancouver’s most notable brands.

ENVIABLE LOCATION

Railtown is located in proximity to Vancouver’s Central Business District and East Vancouver’s vibrant nodes. Easy access to the port, rail, amenities and transit makes this location paramount.

RAILTOWN

The history of Railtown’s economy once centred around access to both heavy rail and Port facility as these transportation users have been forced to the regional periphery markets more suitable to large format industrial activity, Railtown has been backfilled by a combination of light industrial users, design and creative class office.

The vicinity is uniquely positioned being close to the Central Business District as well as vibrant East Vancouver nodes such as Strathcona/Grandview-Woodlands.. These amenity-rich and energetic neighbourhoods help to support in attracting, retaining and getting the very best from an active workforce.

RARELY AVAILABLE SCALE IN RAILTOWN

With more than 30,300 square feet of lot area on Railway Street, the Property offers over 152,000 square feet of gross buildable density, making this a sizeable commercial development.

NEIGHBOURHOOD EMERGING

With the new I-4 zoning, this historic but re-imagined neighbourhood is expected to become a node for the creative class. Home to some of Vancouver’s greatest success stories (Aritzia, Bocci, Dialog). The area is already anchored with unparalleled culture and vibrancy.

ROBUST DEMAND FOR CREATIVE SPACE

The established demand for creative space from software development, studios and showroom located in the vicinity is expected to continue with up and coming supporting amenities and a strong pipeline of office/industrial development.

FUTURE POTENTIAL

Opportunity to revisit different built forms and uses under new municipal leadership.

LOCATION HIGHLIGHTS

- A well established neighbourhood that is continually growing
- Great exposure at the corner of Railway Street and Jackson Avenue, offering prominent signage and branding opportunities.
- Strategically located adjacent to Downtown, Gastown, Chinatown, Strathcona and Grandview-Woodland
- Railtown is home to Vancouver’s prominent labels, SFU School for the Contemporary Arts and a number of interior design showrooms
- Walking distance to major bus routes and renowned cafes and restaurants as well as amenities
- Railtown is a unique enclave with industrial heritage appealing to creative occupiers



OFFERING AT A GLANCE

Address	460 Railway Street
PID	030-632-412
Zoning	I-4 (5 FSR) Flexible zoning allowing for a wide range of uses including office, showroom, creative product manufacturing, and light industrial uses
Lot Area	30,344 sf
Buildable Area	151,720 sf
Gross Taxes	\$148,997 (2022)

DATA ROOM ACCESS

All prospective purchasers are encouraged to complete and sign a confidentiality agreement. Only prospective purchasers who have executed and submitted a confidentiality agreement to C&W will be registered to access the data room containing additional pertinent information regarding the offering.

PURCHASE PRICE

The Property is being offered to the market without a formal asking price. All interested parties are encouraged to contact the Listing Agents for pricing guidance and offer submission guidelines.



FOR SALE

**460 RAILWAY STREET
VANCOUVER, BC**

EXCLUSIVE ADVISORS

Please direct all Property and sale process inquiries to the under-noted on behalf of the Vendor.

MATTHEW MACLEAN

Personal Real Estate Corporation
Executive Vice President
604.640.5855
matthew.maclean@cushwake.com

ANDREI JELESCU

Personal Real Estate Corporation
Associate Vice President
604.640.5812
andrei.jelescu@cushwake.com

BOB WATT

Vice President
604 640 5818
bob.watt@ca.cushwake.com



CUSHMAN & WAKEFIELD ULC
Suite 700 - 700 West Georgia Street
PO Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1
1 604 683 3111 / cushmanwakefield.com

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