

INVESTMENT/DEVELOPMENT/OWNER-OCCUPIER **OPPORTUNITY**

1651 FRANKLIN STREET
VANCOUVER, BC



7,765 SF Building Situated on 12,123 sf
Holding Income and Redevelopment Potential
Vacant Possession Available

Sean Ungemach*
SBU Realty Advisors Ltd.
Vice Chair
604 640 5823
sean.ungemach@cushwake.com

Jeffrey Schatz
Associate Vice President
604 608 5968
jeff.schatz@cushwake.com

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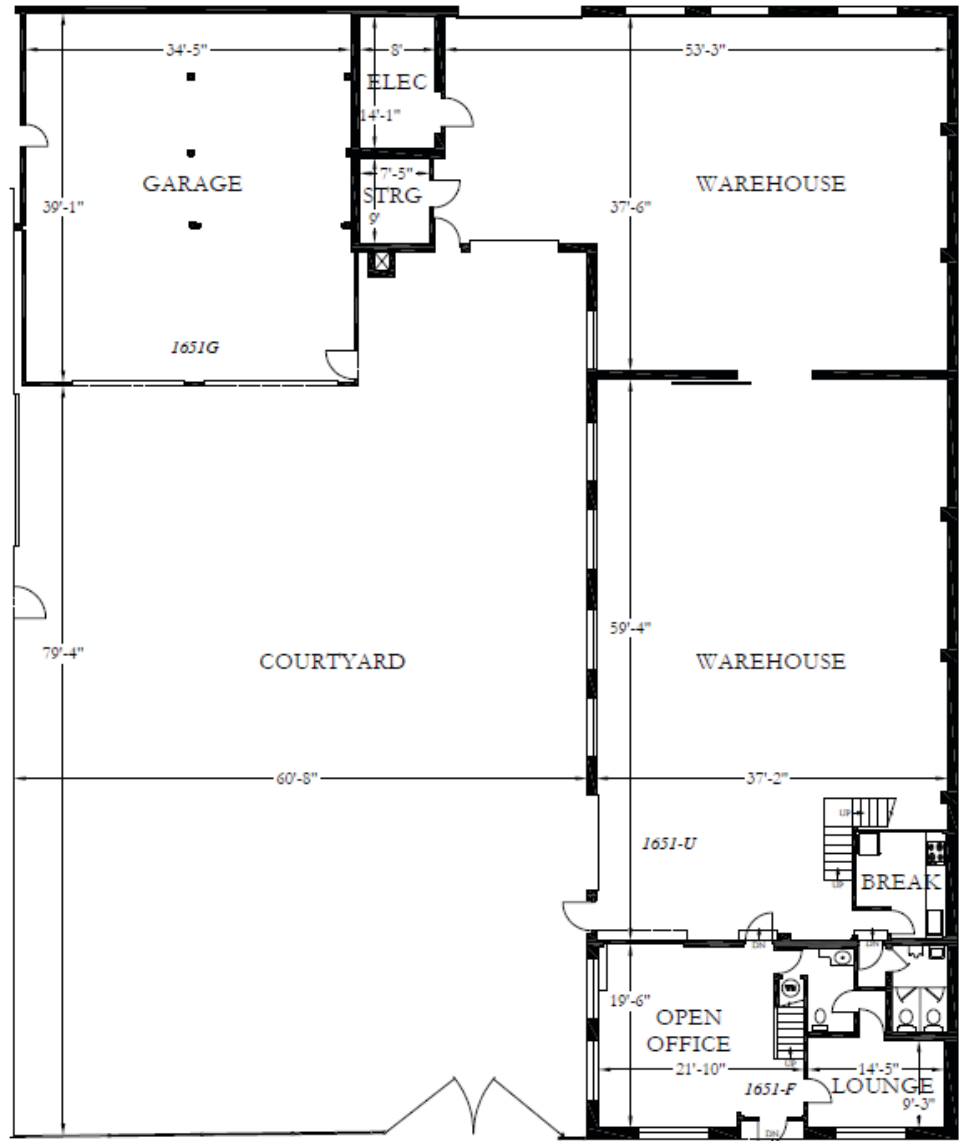
1651 FRANKLIN STREET

VANCOUVER, BC

OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the marketplace the opportunity to purchase a 100% fee simple interest in 1651 Franklin Street (the "Property"). 1651 Franklin Street is a 7,765 square foot building situated on 3 legal lots, totaling 12,123 square feet, located in the Portside Industrial node of Vancouver's Grandview Woodland's area.

Civic Address	1651 Franklin Street
Ownership	Harbar Holdings Ltd.
Property ID	015-164-942 / 015-164-969 / 015-164-977
Legal Description	Lot 10 Block 16 of Block C District Lot 183 Plan 631
Site Area	12,123 sf
Building Area	Ground Office 932 sf 2nd Floor Office 830 sf Mezzanine 196 sf Garage 1,417 sf Warehouse 4,390 sf Total 7,765 sf
Yard Area	5,154 sf courtyard
Zoning	M-2 Industrial
Maximum Potential Building Height	30.5 metres
Maximum FSR	5
Potential Buildable Area	60,615 sf
Gross Taxes (2022)	\$46,291.90
Asking Price	\$6,500,000 (\$107 per Buildable SF)
Tenancy	Contact listing agents for details on Investor or Owner-occupier opportunity

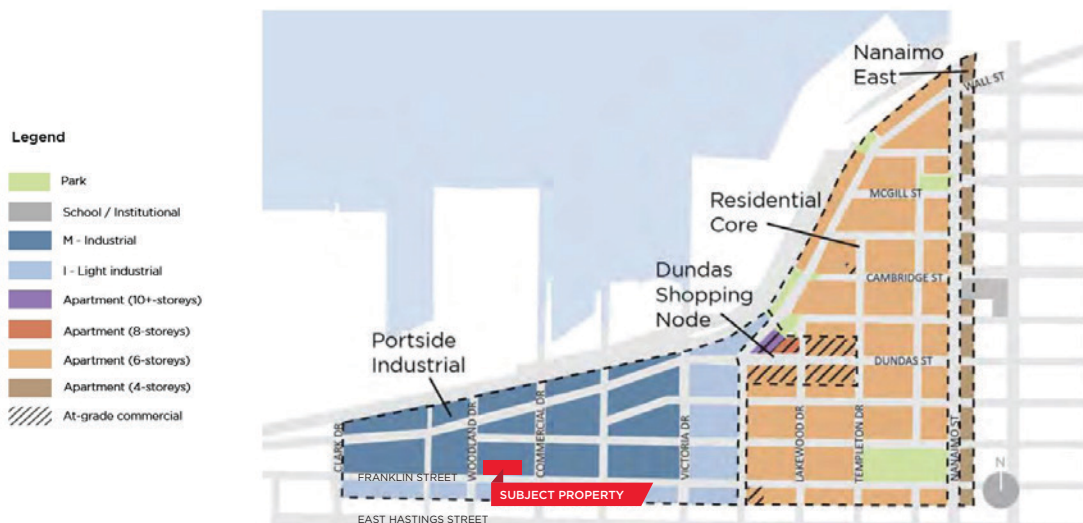




GRANDVIEW-WOODLAND COMMUNITY PLAN

The property is situated in the Portside Industrial node of Cedar Cove within the Grandview-Woodlands Community Plan. This western part of Cedar Cove, from Clark Drive to Semlin Drive, provides important job space. It has a mixture of industrial uses, with predominantly heavy manufacturing (M-2 – subject properties' zoning) and a transitional buffer of light industrial (I-2) between Victoria and Semlin Drives. The plan is rather brief in discussing the Portside Industrial node, which speaks to the City of Vancouver's desire to preserve this area for industrial employment lands, noting that Cedar Cove's "port and industrial lands play a critical role in the economy of the city and the region; and the employment function they support will continue to be protected through plan policies".

The future role of these lands is cited as supporting "an enhanced array of jobs in the local industrial, manufacturing, and port-related sectors, including those in the food and cultural sectors. The City of Vancouver's overall goal for this specific area is to "protect the city's industrial and port-related jobs while improving the interface with residential areas."



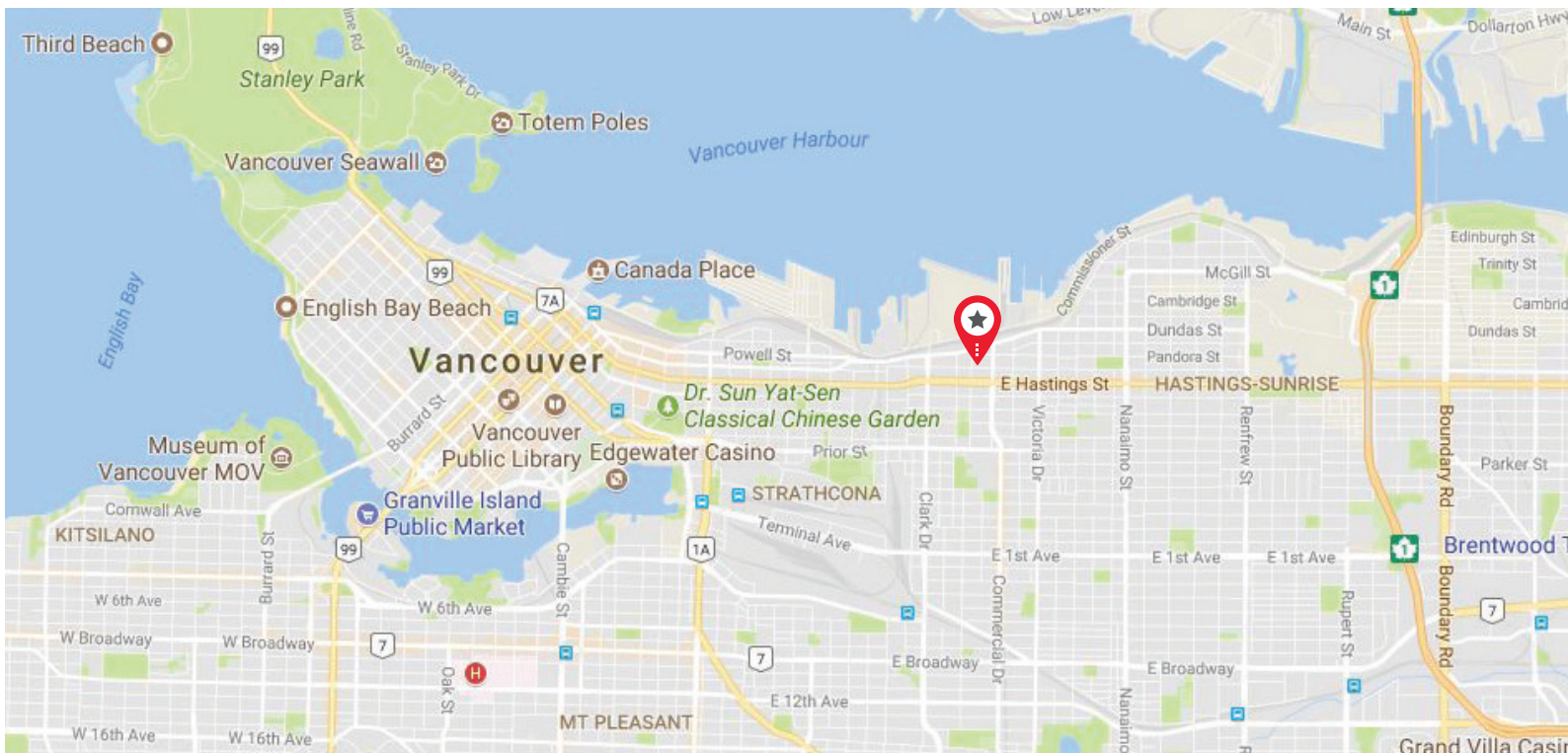
ZONING

M-2 GENERAL INDUSTRIAL DISTRICT

The M-2 General Industrial zone is intended to accommodate a range of uses including but not limited to brewing/distilling, repair/work shop, vehicle dealership, general office, transportation/storage, manufacturing, wholesaling and warehousing.

*Buyers to satisfy themselves on current zoning and allowable uses.

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*Sean Ungemach is licensed with SBU Realty Advisors Ltd. and has a contractual relationship with Cushman & Wakefield ULC
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