



**CUSHMAN &
WAKEFIELD**

FOR SALE
2405 EAST BROADWAY
VANCOUVER, BC

±16,926 SF DEVELOPMENT SITE



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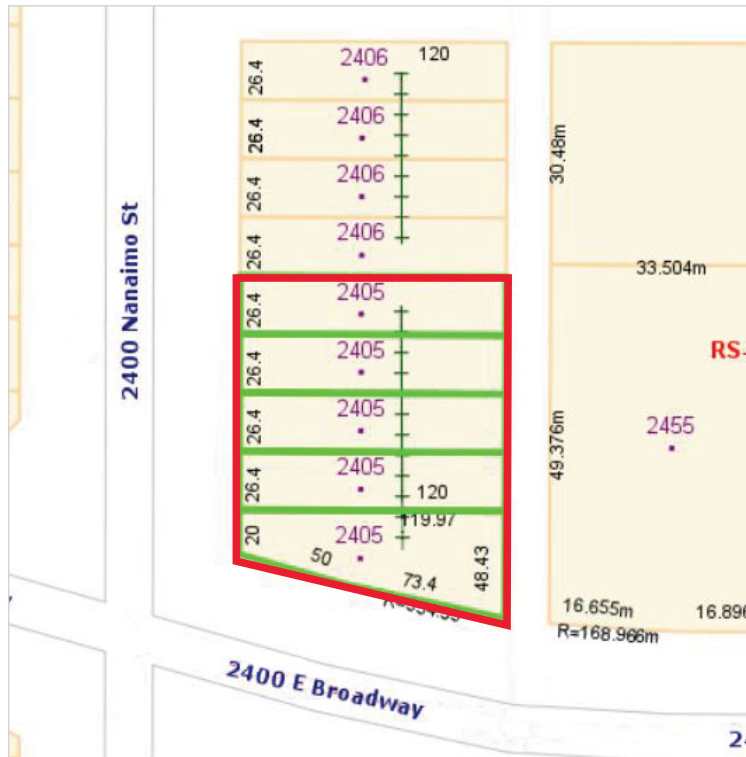
FOR SALE 2405 EAST BROADWAY VANCOUVER, BC

LOCATION

The subject site is located in the Grandview - Woodland neighbourhood of the City of Vancouver. Located on the northeast corner of East Broadway and Nanaimo Street, the property offers excellent exposure to all traffic travelling east/west on East Broadway and north/south on Nanaimo Street. The Property is within walking distance of both the Commercial Broadway and Renfrew Skytrain stations.

SITE DESCRIPTION

The site is rectangular in shape and offers frontages on Nanaimo Street of ± 125 feet and on East Broadway of ± 123 feet. The total site is estimated to be $\pm 16,926$ square feet.



LEGAL DESCRIPTION

PID: 008-736-481

Lot A Block 24 North $\frac{1}{2}$ of Section 34
Town of Hastings Suburban Lands Plan 13102

PID'S: 012-946-575, 012-946-605, 012-947-288 & 012-947-300
Lots 5, 6, 7 & 8 Block 24 North $\frac{1}{2}$ of Section 34
Town of Hastings Suburban Lands Plan 3385

SERVICES

All City services are available to the site.

PROPERTY TAXES

\$60,882.10 (2023)



ZONING

The subject site is currently zoned C-1 - Commercial District. The intent of this zoning is to provide for small scale commercial establishments, catering typically to the needs of a local neighbourhood and consisting primarily of retail sales and certain limited service functions, and to provide for dwelling uses designed compatibly with commercial uses.

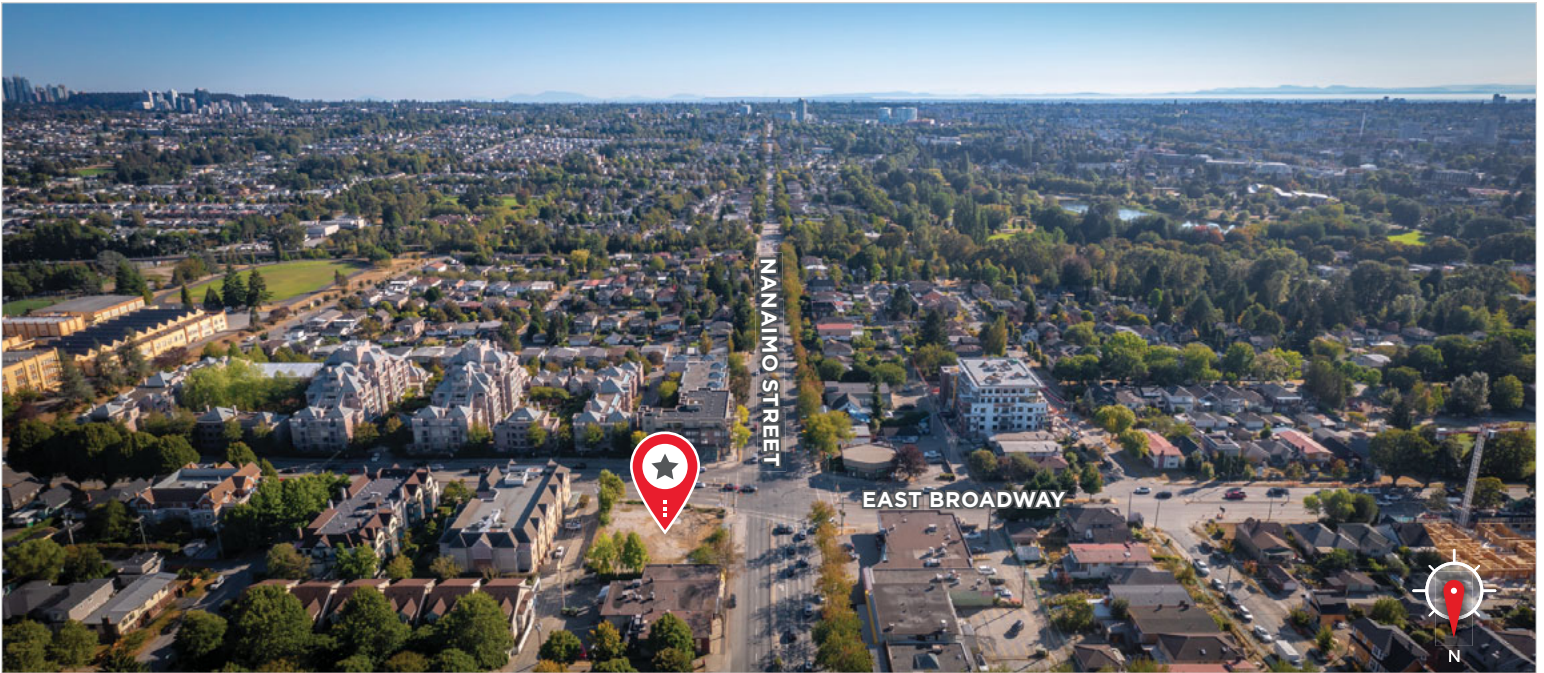
The zoning is intended to encourage medium density mixed uses developments with a ground floor retail and upper floor residential.

The maximum allowable Floor Space Ratio is 1.2.

ENVIRONMENTAL

The Vendor has conducted on-site and off-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting a Letter of Intent.

The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Certificate of Compliance for the property prior to closing.



GRANDVIEW-WOODLAND COMMUNITY PLAN

The Grandview-Woodland Community Plan (GWCP) was adopted in 2016 by the City of Vancouver. Nanaimo Street defines the eastern edge of Grandview-Woodland. The GWCP has set policies that allow for a cluster of locally focused retail and service uses on the ground floor with residential uses above.

The GWCP permits for the property to be redeveloped with a mix of commercial uses which may include retail, service and community serving uses on the first floor, and residential uses on the upper floors. The GWCP permits a density of “**up to 3.2 FSR**” and a maximum height of 6 stories.

6.6.2 Shopping Nodes

Small commercial nodes are located at the intersections of Charles Street, East 1st Avenue, and Broadway. These areas will be enhanced with new mixed-use development, providing ownership opportunities and new shops and services. The highest buildings will be located closest to the intersection. Public realm improvements will further enhance the commercial nodes.

Grandview-Woodland Community Plan - City of Vancouver

OFFERING PROCESS

The Vendor, Imperial Oil Limited (IOL), will consider the submission of Letters of Intent (LOI) on IOL’s standard form, a copy of which shall be provided to qualified purchasers, and a copy of which is included in the Confidential Data Room. All Letters of Intent must be received by the Vendor’s Exclusive Agent, Cushman & Wakefield ULC.

The Vendor may request financial information from potential purchasers.

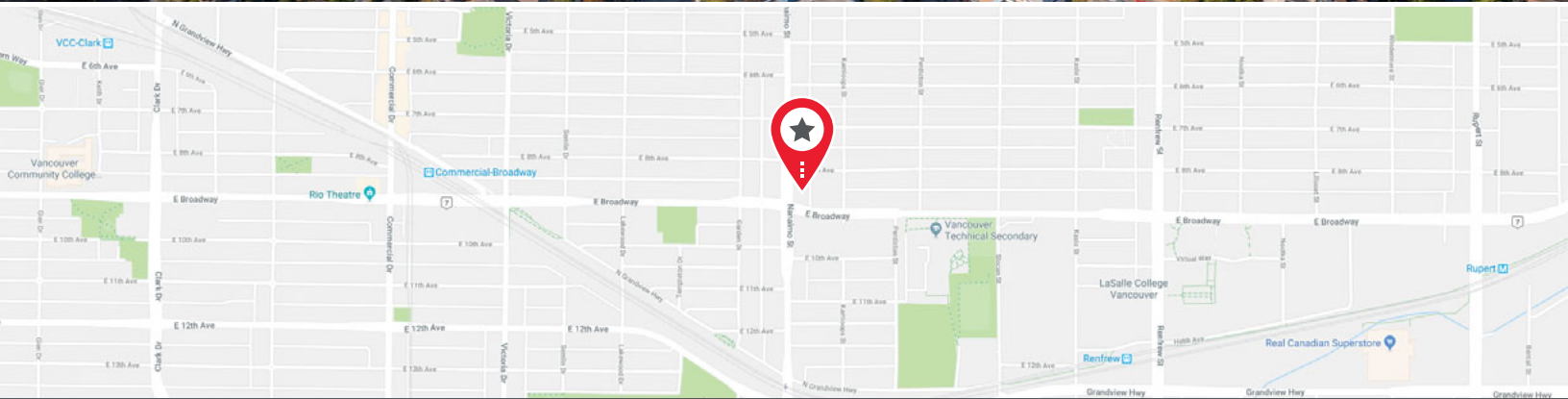
ASKING PRICE

Please contact listing agents.



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