

FOR SALE

520 RAYMUR AVENUE

VANCOUVER, BC



NEW ADJUSTED PRICING



17,947 SF LOT
10,756 SF WAREHOUSE
I-2 LIGHT INDUSTRIAL



MATTHEW MACLEAN
Personal Real Estate Corporation
Senior Vice President
Commercial Sales & Leasing
+1 604 640 5855
matthew.macleam@cushwake.com

ROGER LEGGATT
Personal Real Estate Corporation
Executive Vice President
+1 604 640 5882
roger.leggatt@cushwake.com

FOR SALE

520 RAYMUR AVENUE

VANCOUVER, BC



OPPORTUNITY

- Quickly gentrifying neighbourhood with eclectic mix of commercial, industrial and residential uses in the direct vicinity
- Upcoming developments from Onni Group, Caulfield Rock, Wertman, and Port Capital
- Kiwassa Plan allows for residential density above animated retail / creative uses
- Excellent location for an owner-user to position themselves in a fast-growing area of East Vancouver
- Demolition clause in place allows for more immediate development timeline

PROPERTY HIGHLIGHTS

- Significant upside in rents with two 5-year renewal options at market rent
- Excellent location situated off Hastings Street, East Vancouver's primary east-west arterial
- Strategic investment opportunity due to its impeccable location, rarity in its imminent ability to achieve market rents in the near future, and diverse utility to light industrial users
- Long term development upside with potential for residential use
(Demolition clause in the lease renewal term)

ZONING & LAND USE ABSTRACT

- The I-2 zoning bylaw provides for industrial and service employment opportunities that do not pose a dangerous or environmentally harmful use when situated near residential districts.
- Compatible uses include but are not limited to manufacturing, transportation & storage, services, utility & communication, wholesale and conditionally, office and retail.
- 3.0 shall be the maximum allowable floor space ratio.
- The Property is situated within the Kiwassa neighbourhood of the Downtown Eastside Plan which supports residential development of industrially zoned lands east of Raymur Avenue.

SALIENT DETAILS

Civic Address	520 Raymur Avenue, Vancouver
Legal Description	Lot A Block 120 District Lot 181 Plan 11715
PID	004-755-430
Building Size	10,756 Sq.Ft.
Loading Doors	2 Grade
Ceiling Height	14.67' & 21' Clear
Electrical	200 Amp & 34/600 Volt
Parking	Street Only
Land Area	17,947 Sq.Ft.
Site Coverage	60%
Zoning	I-2 Light Industrial
Gross Taxes	\$63,643.82
Asking Price	\$8,900,000

CONCEPTUAL RENDERING



MATTHEW MACLEAN

Personal Real Estate Corporation
Senior Vice President
Commercial Sales & Leasing
+1 604 640 5855
matthew.maclea@cushwake.com

ROGER LEGGATT

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5882
roger.leggatt@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 07/19 bg