



# FOR SALE

5397 - 5427 JOYCE STREET  
VANCOUVER, BC

## PRICE REDUCED

~~\$10,800,000~~ // ~~\$276 PER BUILDABLE SF~~  
**\$9,988,000 // \$255 PER BUILDABLE SF**

## HIGHLIGHTS

- Within 5-minute walk to Joyce-Collingwood SkyTrain Station
- New B-Line Bus Service Coming January 2020
- Rezoned RM-10N
- Maximum 2.6 FSR
- 39,172 Buildable Square Feet



### Andrew Hutson

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Personal Real Estate Corporation  
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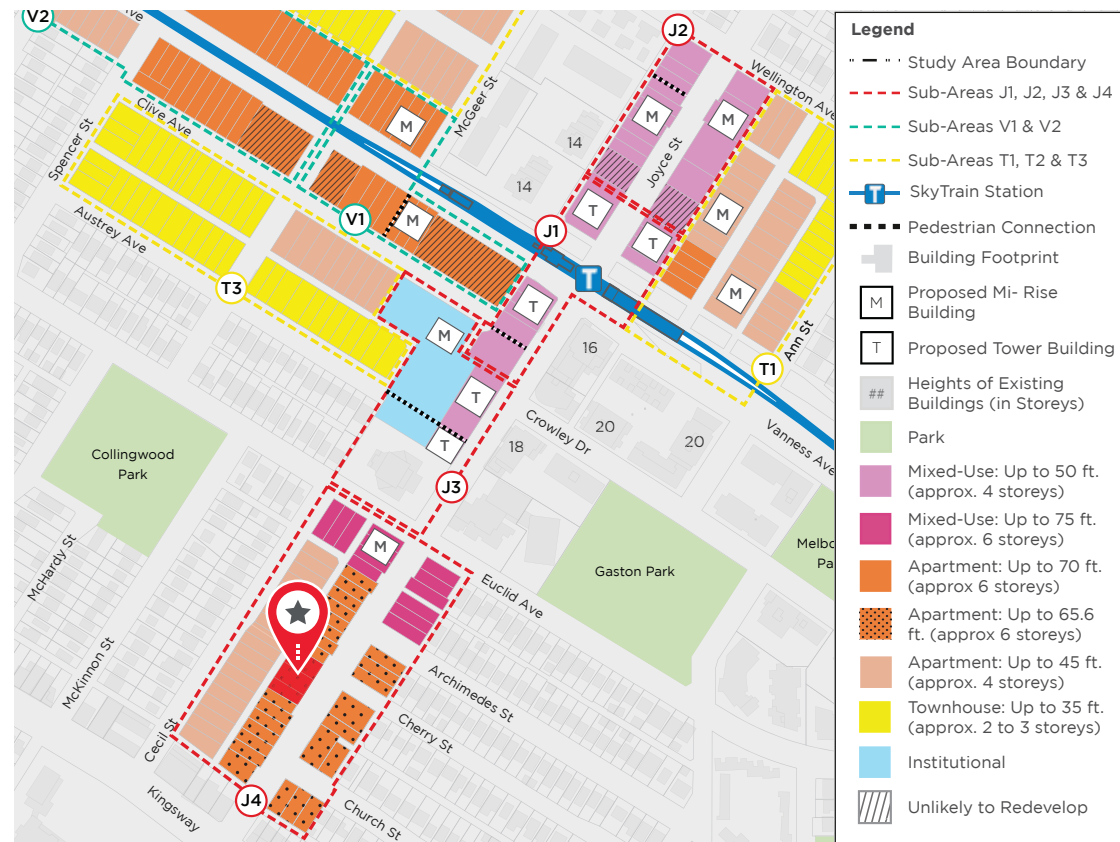
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## SALIENT DETAILS

Civic Address	5397 - 5427 Joyce Street, Vancouver, BC
PIDs	012-033-758, 011-700-629, 012-033-740, 011-948-027
Dimensions	Width 162' x Depth 93'
Combined Site Area	15,066 square feet
Improvements	4 single family homes
Combined Assessed Value	\$4,794,400
Combined Gross Taxes	\$19,911.67
Current Zoning	RM-10N
Land Use Designation	6 Storey Residential as designated by the new zoning in the Joyce Collingwood Plan
FSR (Projected)	2.6 FSR
Maximum Height	6 Storey; 20m (65.6 Ft)
CACs	None
Estimated Buildable Area	39,172 Square Feet
Affordable Housing/ Amenity Share Cost	\$161.46 per square metre (\$15 per square foot) On bonus density above 0.9 FSR

## OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to purchase a transit oriented development in the Joyce Precinct Plan. The site is located between Kingsway and Euclid St on the West side of Joyce Street, within a 5 minute walk of the Joyce SkyTrain Station. An amenity rich neighbourhood which will soon have even more transportation options as the new B-Line Bus service is set to open January 2020. A newly reduced price makes this the most inexpensive site in the neighbourhood.



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