

FOR SALE

PRIME MOUNT PLEASANT LOCATION

160 EAST 2ND AVENUE
VANCOUVER, BC



7 MINUTE WALK
TO MAIN ST-SCIENCE WORLD



MINUTES TO DOWNTOWN
SEVERAL MAJOR ROAD AND
BRIDGE OPTIONS NEARBY

OPPORTUNITY

- PRIME MOUNT PLEASANT CORNER SITE
- UP TO 5.0 FSR UNDER NEW I-1A ZONING
- PROXIMITY TO AMENITIES INCLUDING RAPID TRANSIT, NUMEROUS RESTAURANTS, BREWERIES AND COFFEE SHOPS IN BOTH MOUNT PLEASANT AND OLYMPIC VILLAGE
- ONE OF VANCOUVER'S MOST WALKABLE NEIGHBOURHOODS
- HIGH VISIBILITY LOCATION



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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the market the opportunity to acquire a 100% fee simple interest in 160 East 2ND Avenue, a corner lot improved with a freestanding industrial building. This is an exceptional opportunity to invest, redevelop or position your business in one of Vancouver's most sought after neighbourhoods. The location is a priority destination for employees and clients alike.

ZONING & LAND USE

160 East 2ND Avenue is situated within the light industrial/commercial area designated in the Mount Pleasant Community Plan from 2ND Avenue to 7TH Avenue. The Plan encourages the creation of urban community along Main Street, with a mix of residential, office and retail uses. The new I-1A zoning designation for this area permits creative/digital/IT uses and potential for density up to 5.0 FSR.

ASKING PRICE

Contact listing agents.

SALIENT DETAILS

CIVIC ADDRESS	160 East 2 ND Avenue, Vancouver, BC
PID	015-527-301
SITE DIMENSIONS	46' (Frontage) x 122' (Depth)
SITE AREA	5,612 SF
ZONING DESIGNATION	I-1A
DENSITY ALLOCATION	Up to 5.0 FSR 2.0 FSR - General office use providing that 1.0 FSR is dedicated on the ground floor for manufacturing uses 2.0 FSR - Digital Entertainment and Information Communication Technology
PROPERTY TAXES (2018)	\$50,392.39

EVOLVING NEIGHBOURHOOD: *RECENT NEW DEVELOPMENTS*



WALK SCORE
WALKER'S PARADISE
99

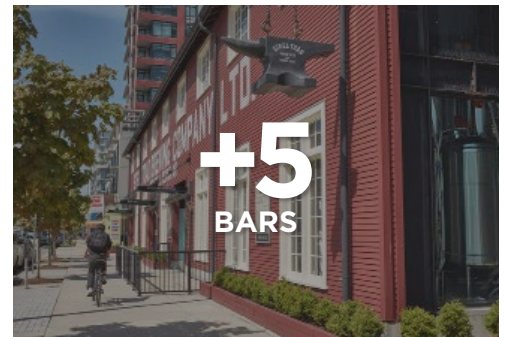


TRANSIT SCORE
TRANSIT PARADISE
100



BIKE SCORE
BIKER'S PARADISE
90

AMENITIES: 15 MINUTE WALKING DISTANCE



NEIGHBOURHOOD

Located in the highly sought after neighbourhood of Mount Pleasant, the growth and success of homegrown companies in the software production, social media and digital post production industries have lent the neighbourhood a reputation as a home for creators, makers and innovators. The neighbourhood has abundant amenities, offering residents and staff experiences ranging from the day-to-day to the exceptional. Start your day with an artisan coffee in the morning and a flight of world-class craft beer in the afternoon. Ride a mobi bike down one of Vancouver's most endearing high streets at lunchtime or go for a mid-afternoon walk through Jonathan Rogers Park or a workout at the Creekside Community Recreation Centre.

ACCESSIBILITY

- Easily accessible from the surrounding municipalities of North Vancouver, Burnaby, Coquitlam, Richmond and Surrey
- Quick access to Vancouver International Airport via the Canada Line
- Mount Pleasant and Olympic Village are easily accessible by car, bike, bus, foot, SkyTrain, and Aquabus

RESTAURANTS, COFFEE SHOPS & BREWERIES



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NEW OFFICE PROJECTS UNDERWAY AND PLANNED



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

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