

# eightfifty burrard

VANCOUVER, BC

for sale

Exceptional Downtown repositioning  
or redevelopment opportunity



CUSHMAN &  
WAKEFIELD





**100**  
WALKER'S  
PARADISE



**100**  
RIDER'S  
PARADISE



**75**  
VERY  
BIKEABLE

**850 Burrard has everything downtown  
living has to offer at its doorstep.**



# The Opportunity

Cushman & Wakefield ULC (“C&W”) is pleased to offer for sale 850 Burrard Street, Vancouver, BC (the “Property”) – a unique repositioning or redevelopment opportunity situated in the heart of Downtown Vancouver, steps from the Central Business District, Robson and Alberni Street shopping, and entertainment.

850 Burrard presents several unique and exciting repositioning or redevelopment options:

## **Refurbishment & Resale of the Existing Condominiums**

The original condominiums and common areas are refurbished to current market standards and resold.

## **Increase the Unit Count, Refurbishment & Resale of the Existing Condominiums**

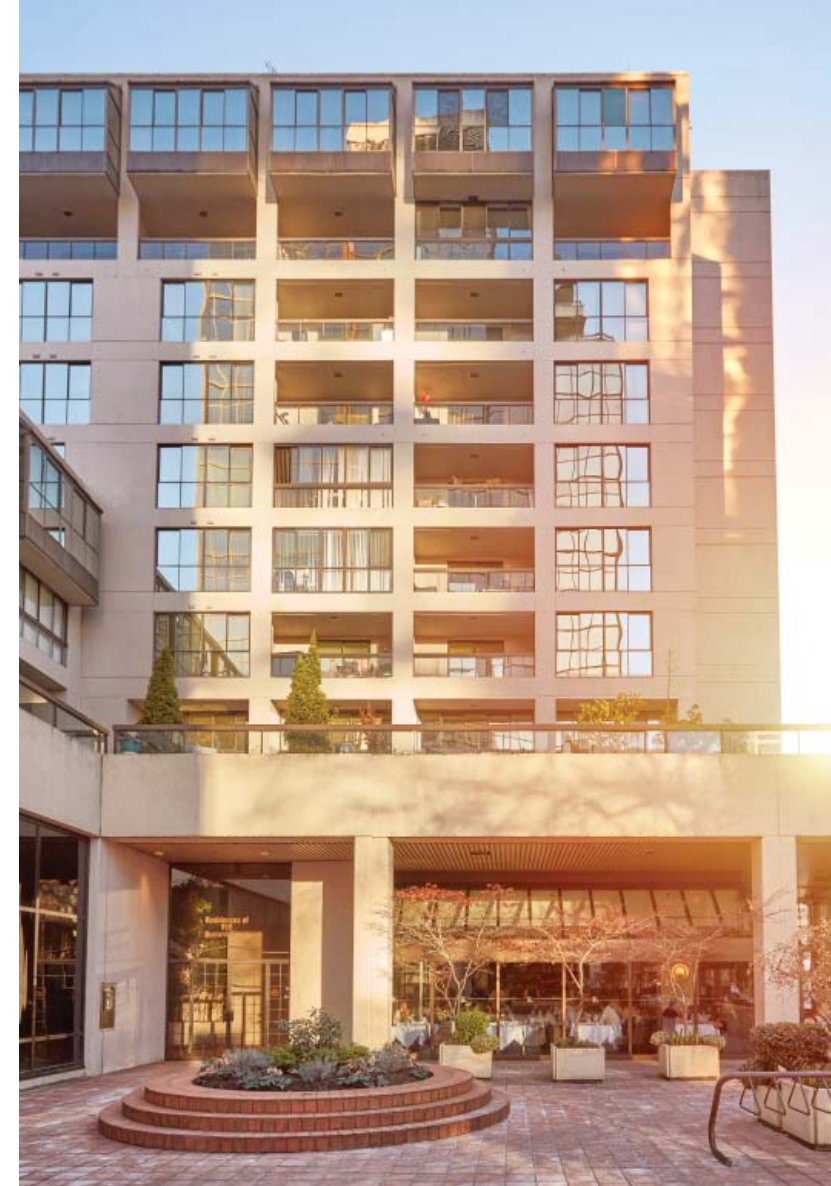
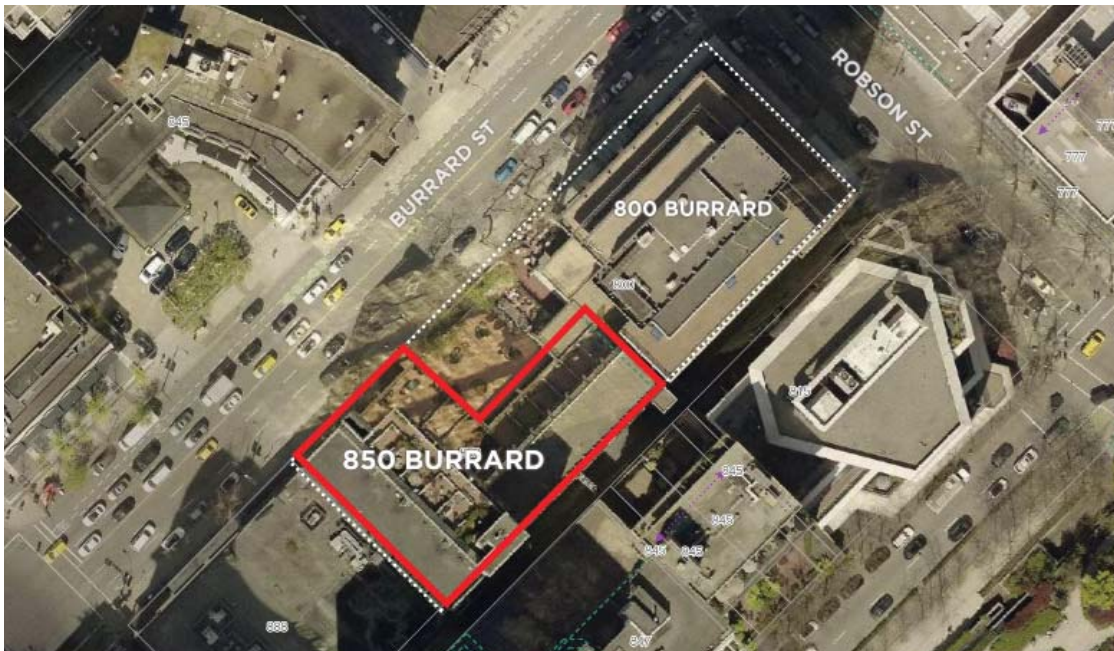
Approximately 34 of the existing 71 strata lots are two-storey; by moving the internal walls and splitting the two-level condominiums into single-level, it is estimated that approximately 148 studio and one bedroom units can be created. This essentially doubles the existing unit count.

## **Refurbishment to Hotel**

Through creation of 148 units the project could open up the possibility of hotel (high-end boutique or extended stay) conversion.

## **Redevelopment to a Higher Density Residential or Office Mixed-Use**

Working in conjunction with, or with the permission of, the adjacent property owner of 800 Burrard, the 850 Burrard site could be redeveloped to a higher-density residential mixed-use or office. Based on verified view cone, shadow impact, and future tower separation studios, it is estimated that upon redevelopment the site could house approximately 240,000 square feet of residential density, or 280,000 square feet of new office density.

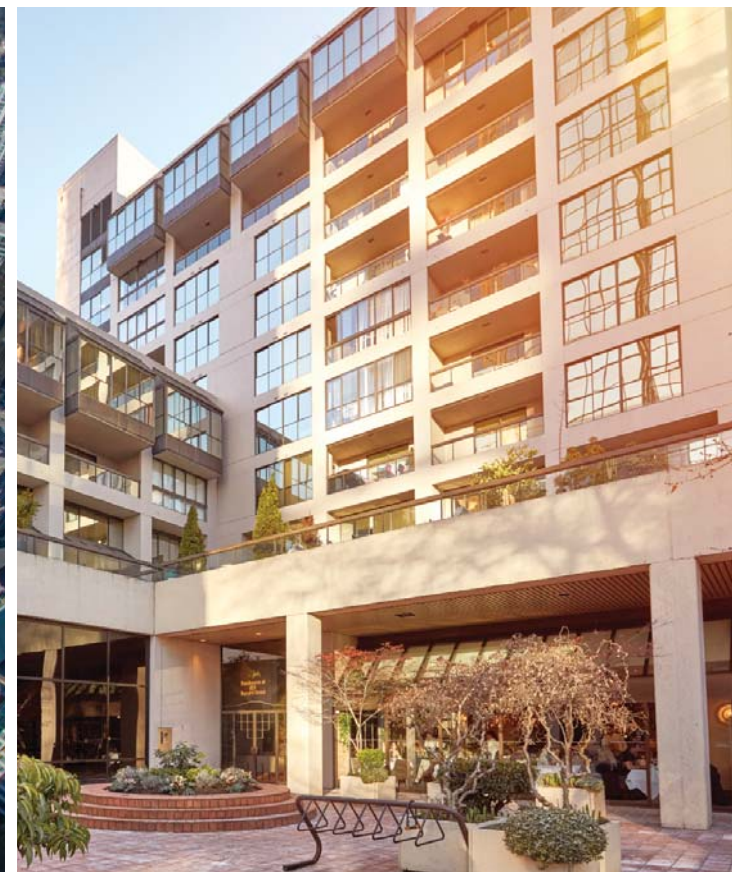


# The Property

850 Burrard is a 11-storey residential strata building comprised of 71 strata lots with an approximate combined floor area of 77,000 square feet.

The Property forms an air parcel above a retail podium occupied by Joey and the Italian Kitchen restaurants and shares the site and common parkade with the adjacent 800 Burrard office tower.





## AMENDMENTS TO STRATA PROPERTY ACT

The Vendor is a strata corporation. Any offer to purchase all 71 strata lots and common property comprising Strata Plan VR 1323 is subject to the provisions of the Strata Act pursuant to, likely, an intended voluntary winding up of the strata corporation with a liquidator.

## THE PROCESS

The Property is offered for purchase without a formal asking price. All interested parties are encouraged to execute and return the attached confidentiality agreement for access to additional Property information including Confidential Information Memorandum and a Data Room.

Please consult the listing agents for offer submission guidelines.

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\* Kevin Meikle is licensed with K.H.M. Realty Ltd. and has a contractual relationship with Cushman & Wakefield ULC

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