NAI Commercial

FOR SALE
High Profile Redevelopment Site

3205 Arbutus Street
Vancouver, BC

Opportunity

To acquire a 100% freehold interest in a high profile mixed-use redevelopment site, located on the westside of Vancouver adjacent to affluent Shaughnessy and Kerrisdale.

Location

The property is located on the south west corner of Arbutus Street and West 16th Avenue in Vancouver's Arbutus-Ridge neighbourhood.

Highlights

- High profile corner property
- Strong demographics
- Holding income by way of leaseback from Vendor
- Environmental Report available
- Nominee company available
- Ideal mixed-use retail with rental residential above redevelopment site based on the City of Vancouver's updated Secured Rental Policy

Sam Nakhleh*
Senior Vice President, Investment
604 691 6668 | 604 787 4343
snakhleh@naicommercial.ca
*Personal Real Estate Corporation

Property Summary

Legal Description
Parcel A Block 484 District Lot 526 Group 1
New Westminster District Plan LMP45736
PID: 024-760-595

Site Area
16,787 SF with 138 ft of frontage on Arbutus St and 116 ft of frontage on West 16th Ave.

Zoning
C-1 Commercial
Maximum FSR: 1.2
Maximum Height: 9.2 m

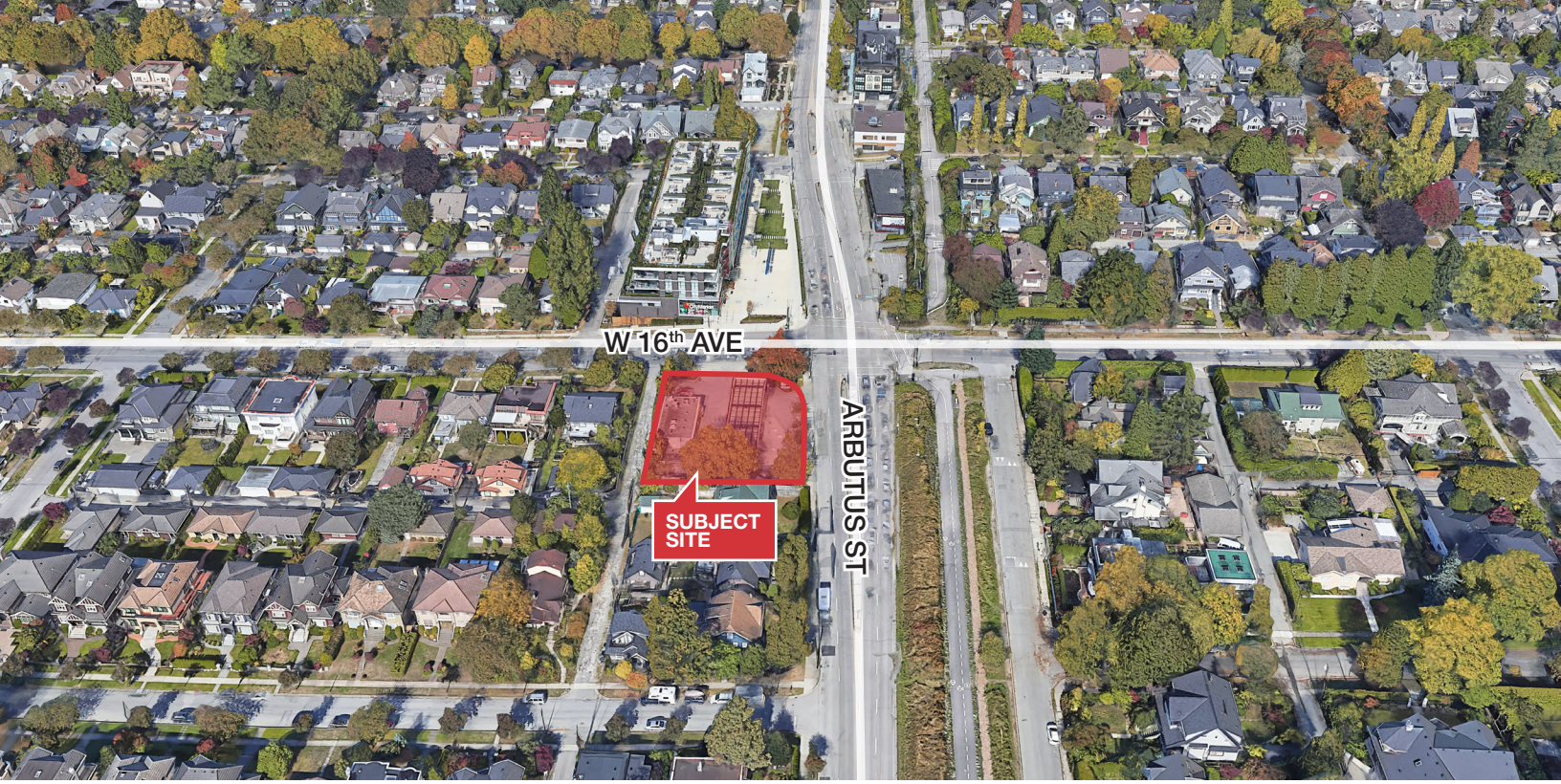
Assessment (2020)

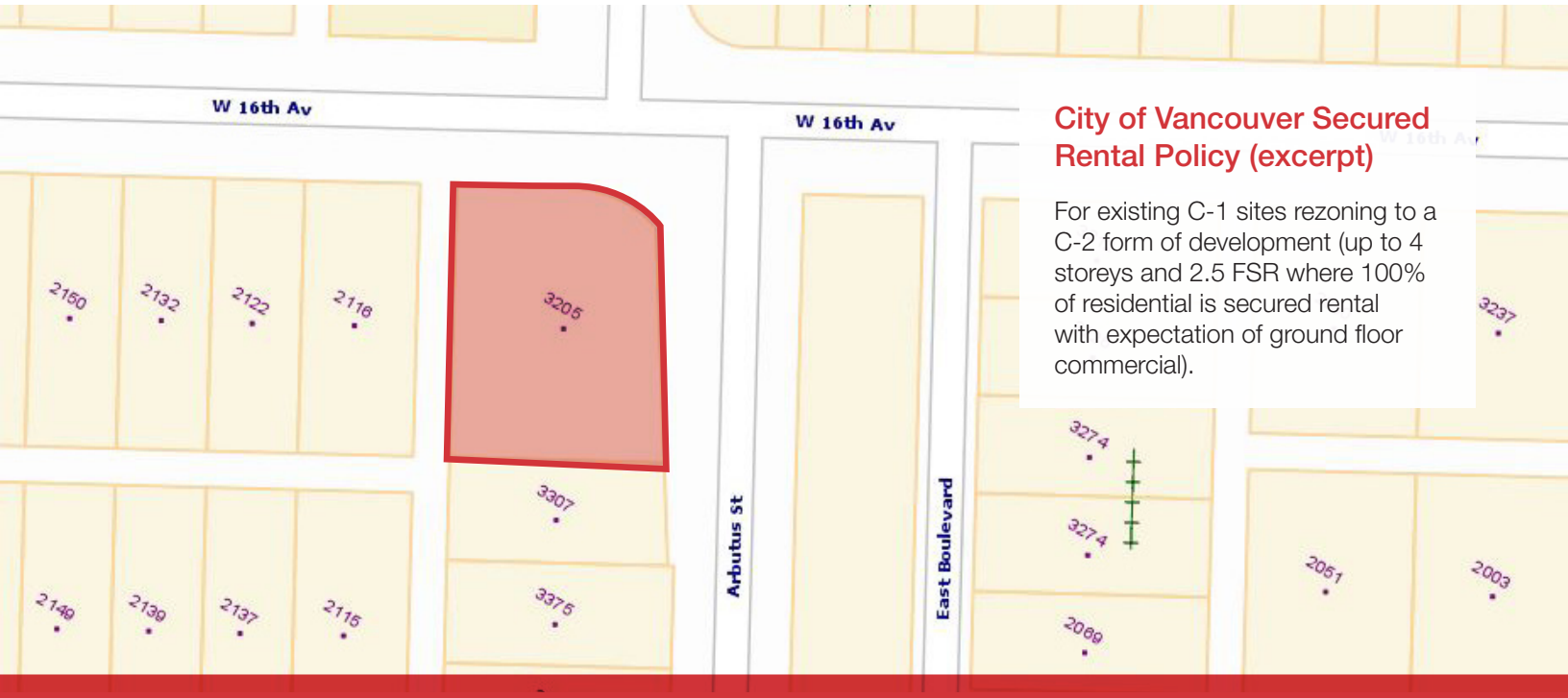
Land	$9,067,000
Improvements	$15,800
Total	**$9,082,800**

Property Tax (2019)
$97,194.73

Offering Process
The Vendor has elected to not set an asking price. Information regarding bid submissions are to be distributed at a later date.

Prospective purchasers working with their own agent/advisor shall be solely responsible for the fee payable to said agent/advisor.





City of Vancouver Secured Rental Policy (excerpt)

For existing C-1 sites rezoning to a C-2 form of development (up to 4 storeys and 2.5 FSR where 100% of residential is secured rental with expectation of ground floor commercial).

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NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca