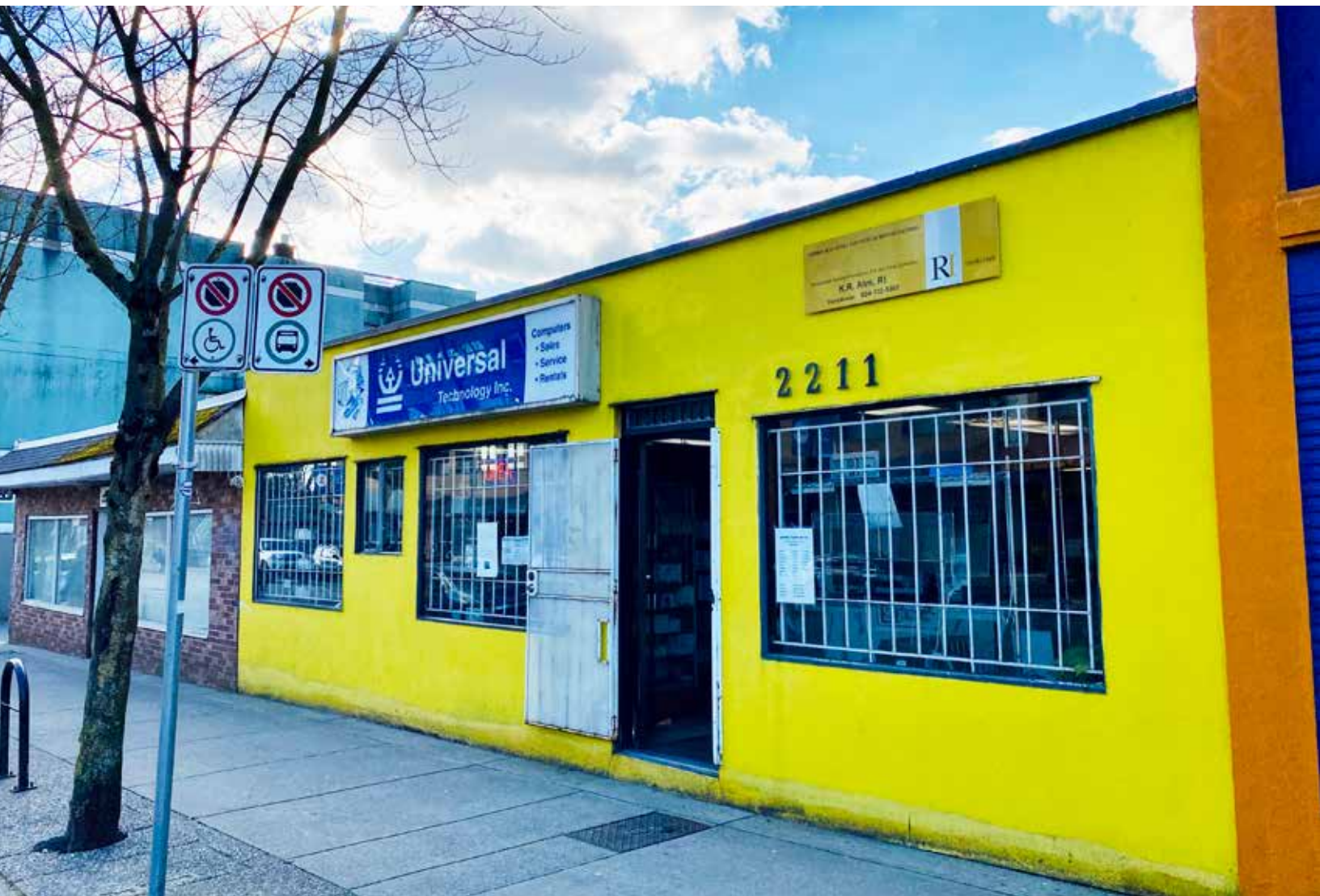


For Sale

2211 Commercial Drive
Vancouver, BC

Exclusive opportunity to purchase a 100% freehold interest in a boutique development property located on Vancouver's vibrant Commercial Drive



Jake Luft*, Principal
604.647.1340
jake.luft@avisonyoung.com
**Jake Luft Personal Real Estate Corporation*

**AVISON
YOUNG**

Property summary

MUNICIPAL ADDRESS
2211 Commercial Drive, Vancouver, BC

PID
014-873-770

LEGAL DESCRIPTION
Amended Lot 5 (See 204627L) of the north 1/2 of Lot B Block 154 District Lot 264A Plans 1141 and 1771

SITE DIMENSIONS
33.3 ft x 102 ft

SITE AREA
3,396.6 sf

ZONING
C-2C Commercial District

PLANNING DESIGNATION
Apartment (6-storeys) with retail at grade

BUILDABLE AREA
10,189.8 sf

IMPROVEMENTS
Single story retail building

BUILDING AREA
1,108 sf (est.)

YEAR BUILT (BC ASSESSMENT)
1947

GROSS TAXES (2020)
\$12,284.20

SALE PRICE
\$3,149,000



Opportunity

Avison Young is proud to present the opportunity to purchase 2211 Commercial Drive, Vancouver BC. This property is ideally suited for redevelopment or for an owner-occupier with vacant possession available at completion.

Location

The property is conveniently located on the westside of Commercial Drive between 6th Avenue E to the north and 7th Avenue E to the south. This location is highly accessible by all forms of transportation including cycling lanes and Commercial-Broadway SkyTrain Station. Nearby amenities include an array of shops, restaurants, cafes, and professional services.



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WALKER'S PARADISE
Daily errands do not require a car.



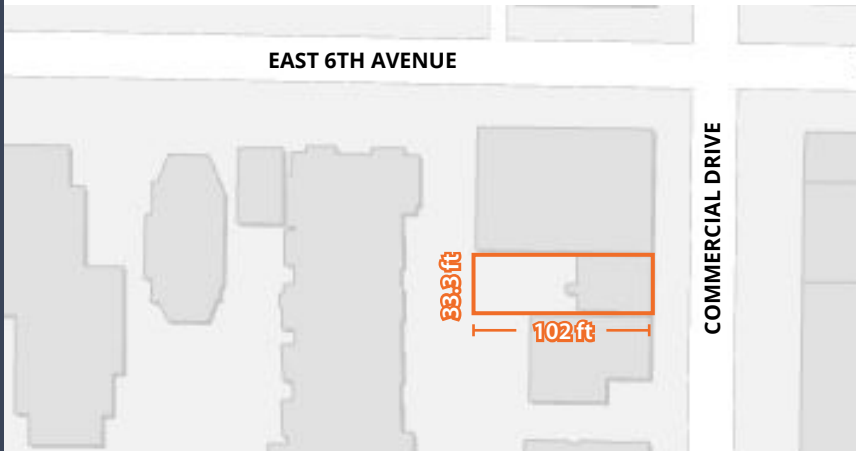
93

RIDER'S PARADISE
World-class public transportation.



99

BIKER'S PARADISE
Daily errands can be accomplished on a bike



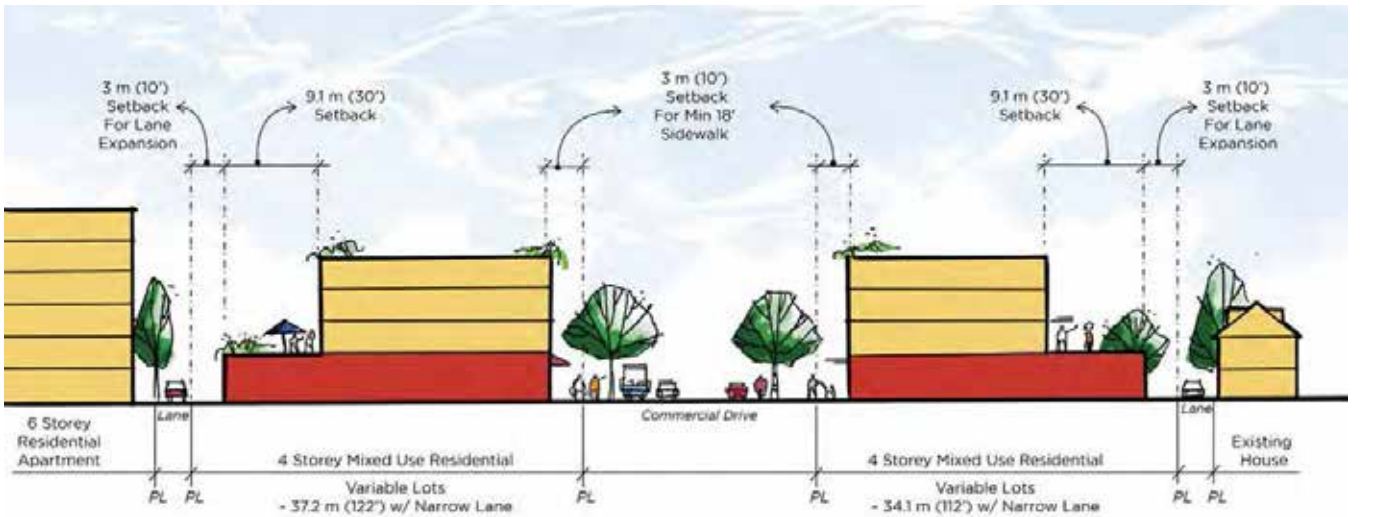
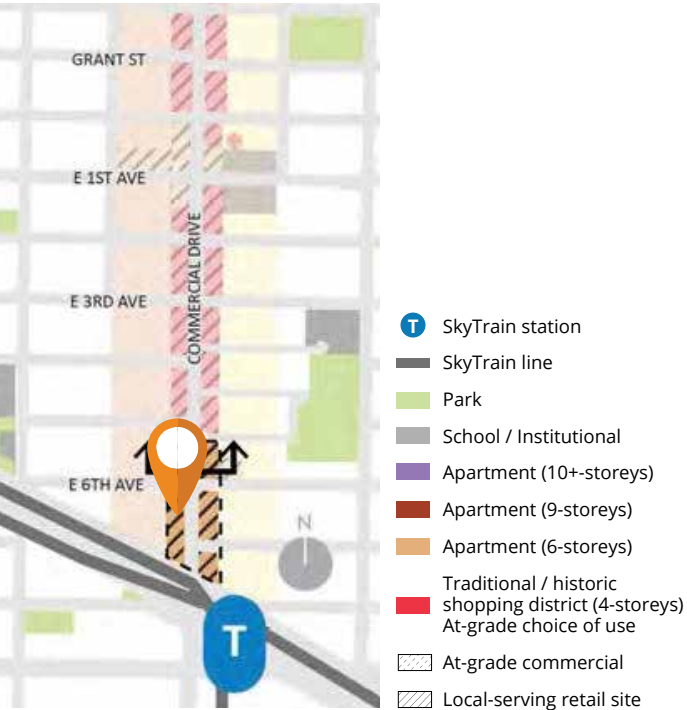
Development potential

The property is eligible for redevelopment as outlined in the Grandview-Woodland Community Plan.

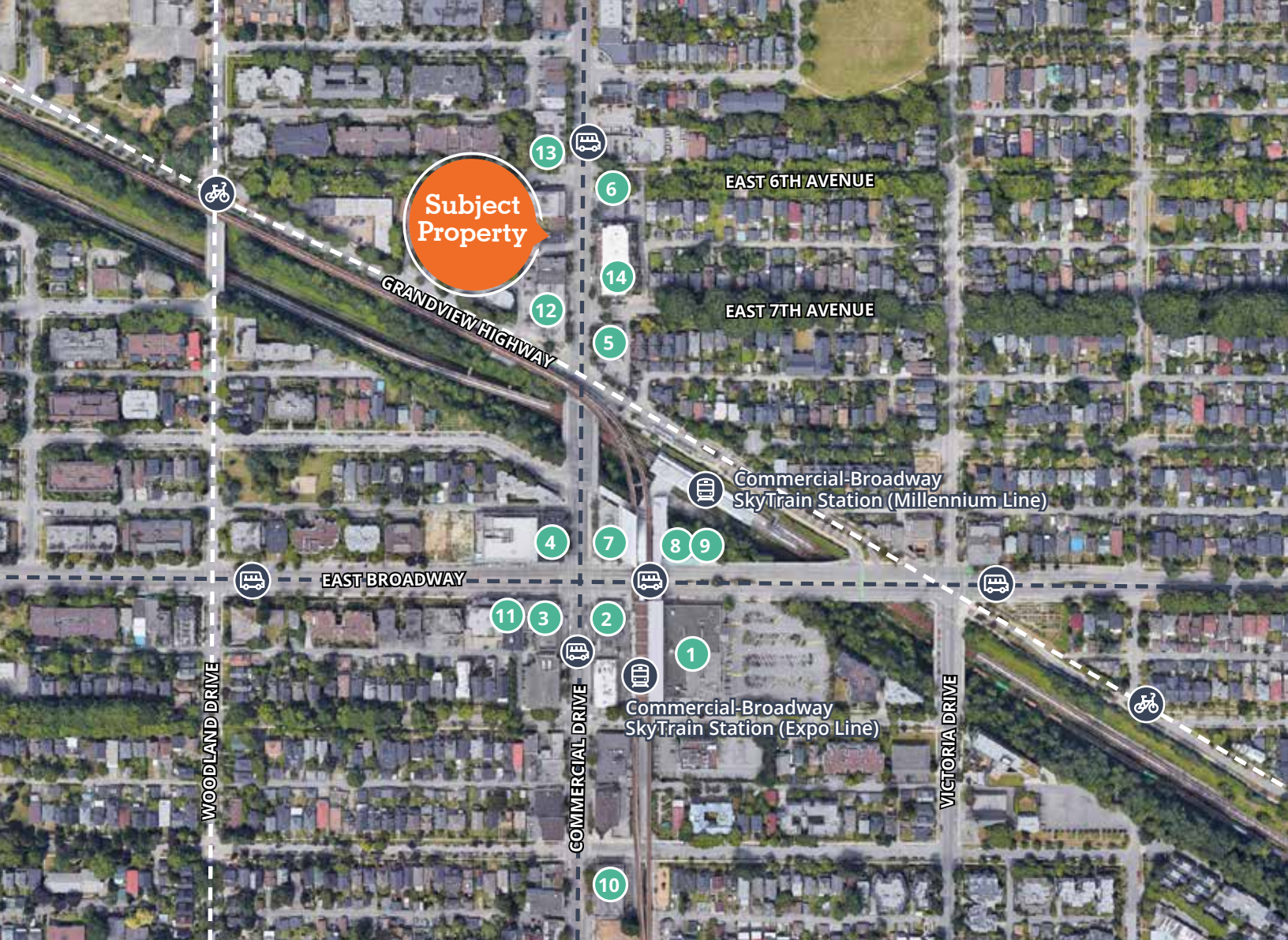
Built Form Policies - Consider applications for mixed-use development. A mix of commercial uses, which may include retail, service, and community serving uses, is required on the first floor. Office uses are required on the second floor. Residential uses are permitted on upper floors.

Building Height
- Up to 6 storeys

Density
- Up to 3.0 FSR



Source: Grandview-Woodland Community Plan



Points of interest

- | | |
|-------------------------|---------------------------|
| 1. Safeway | 8. Shoppers Drug Mart |
| 2. CIBC | 9. Canada Post |
| 3. BMO Bank of Montreal | 10. ICBC Driver Licensing |
| 4. Scotiabank | 11. Rio Theatre |
| 5. St. Augustine's | 12. City Avenue Market |
| 6. JJ Bean | 13. Grandview Lanes |
| 7. Blenz Coffee | 14. Jamjar Canteen |

Contact for more information

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