

FOR SALE

OPPORTUNITY IN MOUNT PLEASANT

43 EAST 5TH AVENUE

VANCOUVER, BC



Owner-User / Investor Opportunity



SUBJECT PROPERTY



PROPERTY HIGHLIGHTS

- Centre ice location in the heart of Mount Pleasant
- Immediate occupancy
- Adjacent to the fully leased, newly constructed Lightworks Building with high profile tenants including Saje, Tacofino, Purebread and Field & Social
- Opportunity to secure \$35 net rents with modest cosmetic improvements
- Surface parking at rear
- Close proximity to Broadway-City Hall & Olympic Village transit platforms

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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 43 East 5th Avenue, a freestanding restaurant and commissary building with repositioning and/or redevelopment potential. This is an exceptional opportunity for an owner-user to secure a highly efficient and flexible space, minutes from Downtown Vancouver.

LOCATION

Located on the north side of East 5th Avenue between Quebec and Ontario Streets in Vancouver's most popular commercial district of Mount Pleasant. 43 East 5th Avenue offers an opportunity to locate in a highly sought after and central neighborhood surrounded by an array of amenities within Olympic Village, False Creek and Mount Pleasant.

FEATURES

- Currently used as a restaurant space with front end retail restaurant and back end kitchen commissary infrastructure in place
- Basement storage, shipping and office space
- Existing restaurant license and food production manufacturing license in place

ASSET HIGHLIGHTS

- Limited supply of comparable buildings in the area
- Short term repositioning opportunity with value-added potential to increase rents based on modest cosmetic improvement
- Medium term redevelopment potential to build approximately 9,058 sf of office/showroom/flex space

SALIENT DETAILS

| | |
|-----------------------|--------------------------------|
| Civic Address | 43 East 5th Avenue |
| PID | 015-515-877 |
| Site Dimensions | 24.75 (Frontage) x 122 (Depth) |
| Site Area | 3,019.5 SF |
| Gross Leasable Area | 2,736 SF |
| Zoning Designation | I-1 // Light Industrial |
| Density Allocation | 3.0 FSR |
| Buildable Area | 9,058.5 SF |
| Property Taxes (2019) | \$24,582.33 |
| Listing Price | Please contact listing agents |

JOIN THE LIKES OF



ACCESSIBILITY

- Easily accessible from the surrounding municipalities of Richmond, Surrey, Burnaby, Coquitlam and North Vancouver
- Quick access to Vancouver International Airport via the Canada Line (9 minute walk)
- The area of Mount Pleasant is easily accessible by foot, bike, car, bus, SkyTrain, and Aquabus:
 - **4 minute walk** to bus station (#84 bus) which travels between the VCC SkyTrain station and UBC Departing every 8 minutes!
 - **9 minute walk** to the Olympic Village and Broadway-City Hall Canada Line SkyTrain Stations
 - **14 minute walk** to the Main Street-Science World Expo Line SkyTrain Station
 - **10 minute walk** to the Aquabus – Village Ferry Dock
 - **5 minute drive** to downtown



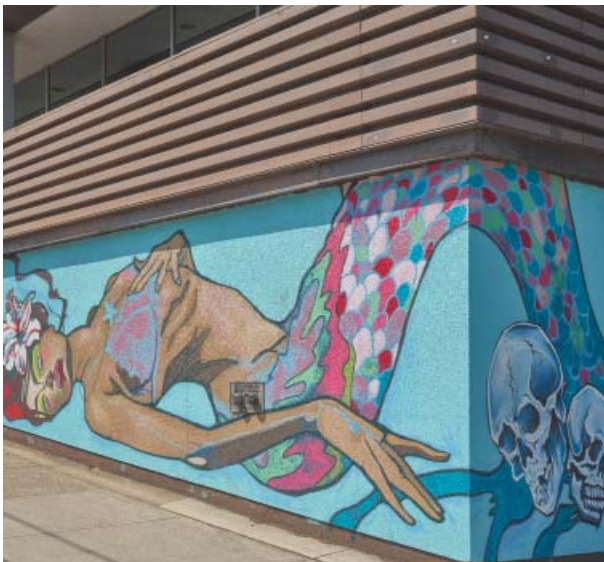
WALK SCORE
WALKER'S PARADISE
99



TRANSIT SCORE
TRANSIT PARADISE
100



BIKE SCORE
BIKER'S PARADISE
90



FOR SALE

OPPORTUNITY IN MOUNT PLEASANT

43 EAST 5TH AVENUE
VANCOUVER, BC



COFFEE SHOPS



PARKS



RESTAURANTS



PUBLIC ART



BIKE LANES



BREWERIES



BOUTIQUE RETAILERS



EDUCATIONAL FACILITIES



GROCERS

THE NEIGHBOURHOOD

- Vancouver's new creative centre, Mount Pleasant is a magnet for companies looking to attract a young, well educated demographic with a desire to work, live and play in this integrated community.
- Mount Pleasant boasts the city's best access – Olympic Village, City Hall, downtown and all of Metro Vancouver via Canada Line, SkyTrain and 99B Line to UBC
- Bounded by world-class urban living communities, making the live/work balance a reality
- 43 East 5th Avenue has one of the best walk-ability scores in one of Vancouver's most walkable neighbourhoods
- An unparalleled assortment of boutique food beverage, shopping and lifestyle amenities
- Mt. Pleasant is the most vibrant area of Vancouver and is well established as the hub for innovative business and culture

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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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