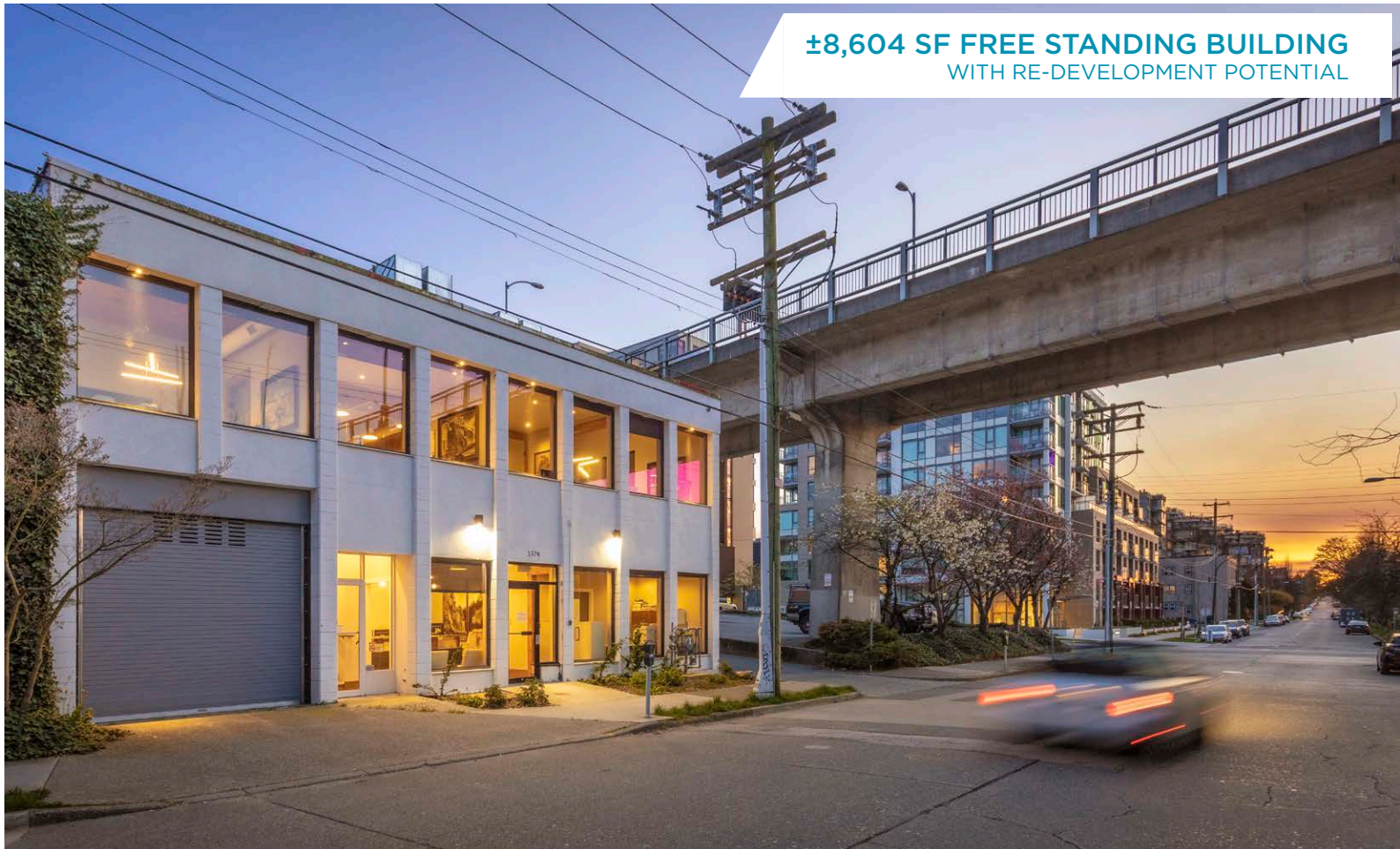


# FOR SALE

1574 WEST 6TH • VANCOUVER, BC



**±8,604 SF FREE STANDING BUILDING**  
WITH RE-DEVELOPMENT POTENTIAL



**Craig W. Ballantyne**  
Personal Real Estate Corporation  
Senior Vice President  
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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.  
The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 05/20 gh

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## OPPORTUNITY

Cushman & Wakefield is please to present to the marketplace for sale an approximately 8,604 sf free standing building with re-development potential. The building was recently renovated and is comprised of a mix of private offices, work stations, boardrooms, as well as a test kitchen and loading bay. The site is centrally located on West 6th in South Granville located within approximately 320 meters from the proposed South Granville Skytrain Station and is well positioned to benefit from the future Broadway Corridor Rapid Transit Line extension to UBC.

## ZONING

### C-3A ZONING

Allows for a broad range of commercial uses & residential dwellings.  
F.S.R. 3.0

## BUILDING SIZE

1st floor	± 4,302 sf
2nd floor	± 4,302 sf
<b>Total</b>	<b>± 8,604 sf</b>

## SITE SIZE

Approximately 50 x 109.95 ft → 5,497.50 sf

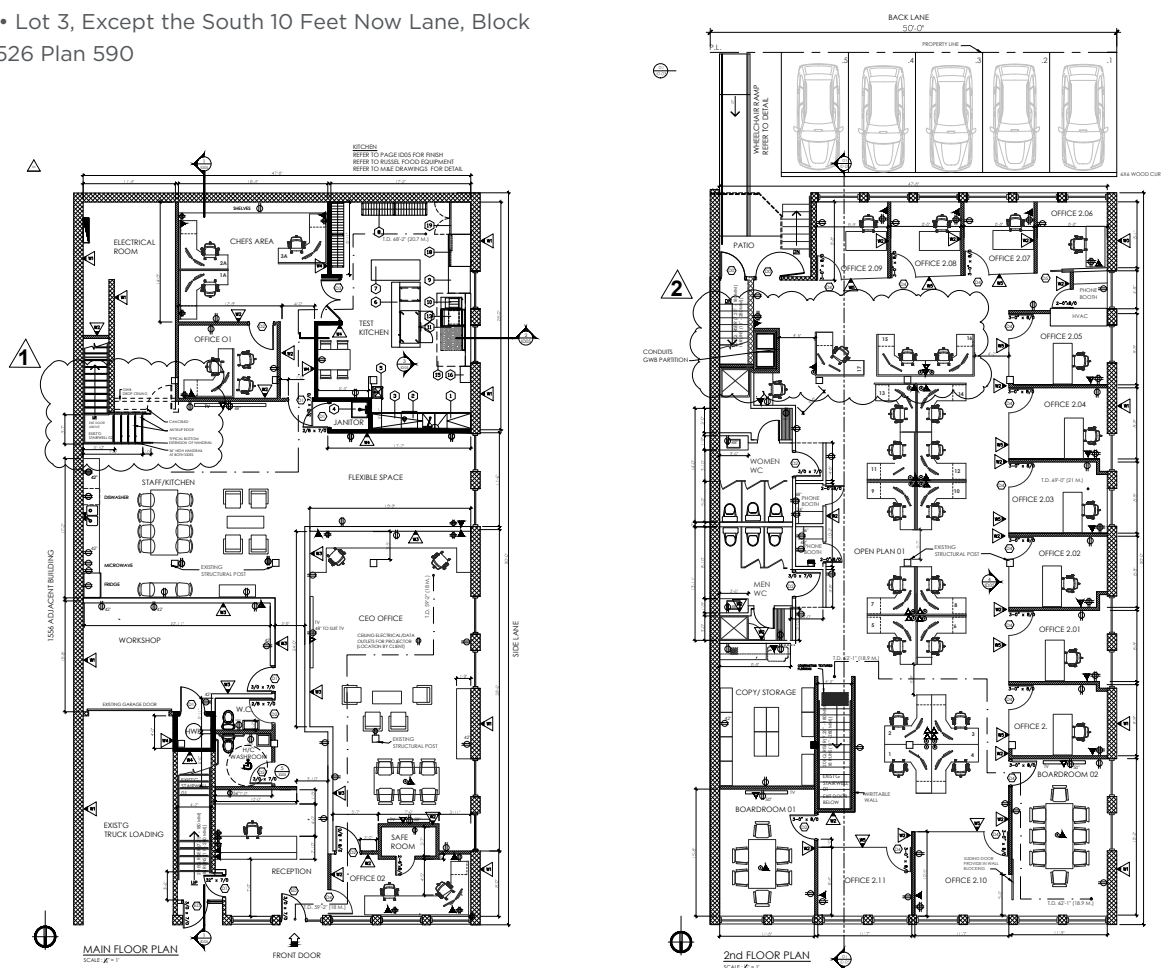
## LEGAL DESCRIPTION

PID 015-220-761 • Lot 3, Except the South 10 Feet Now Lane, Block  
290 District Lot 526 Plan 590

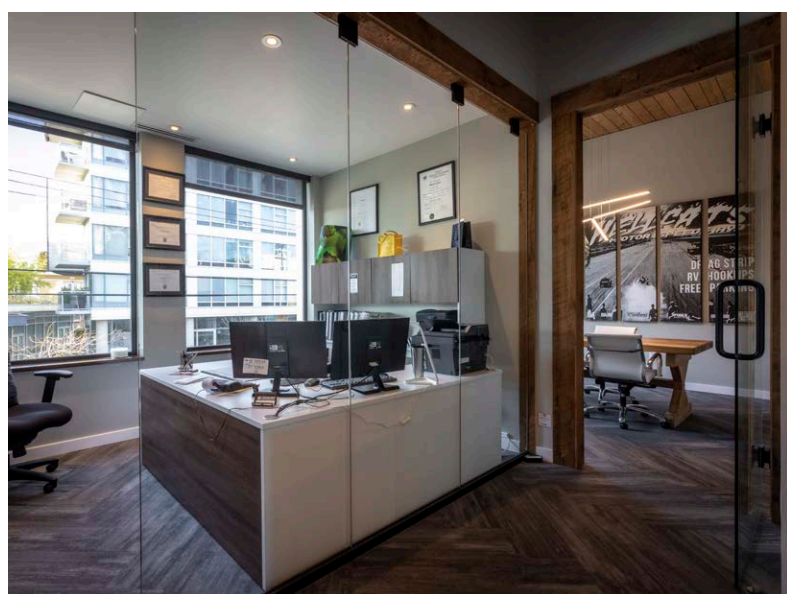
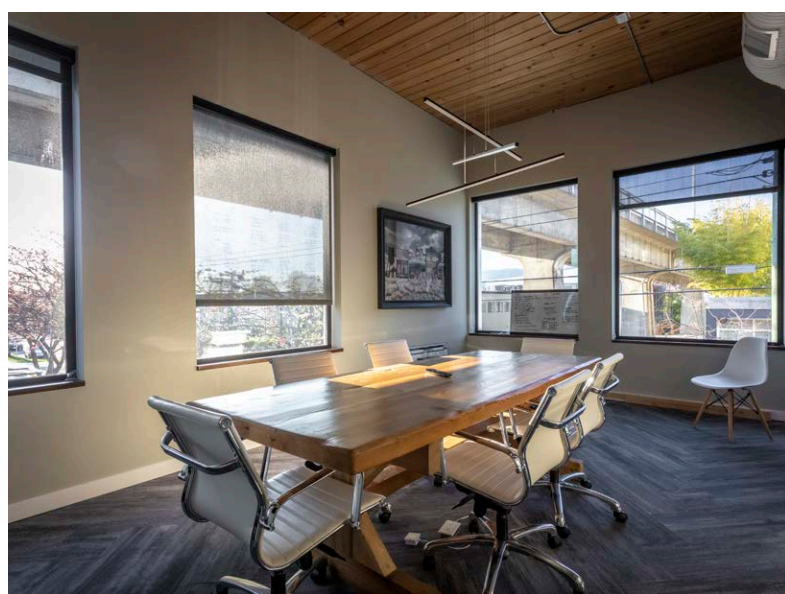
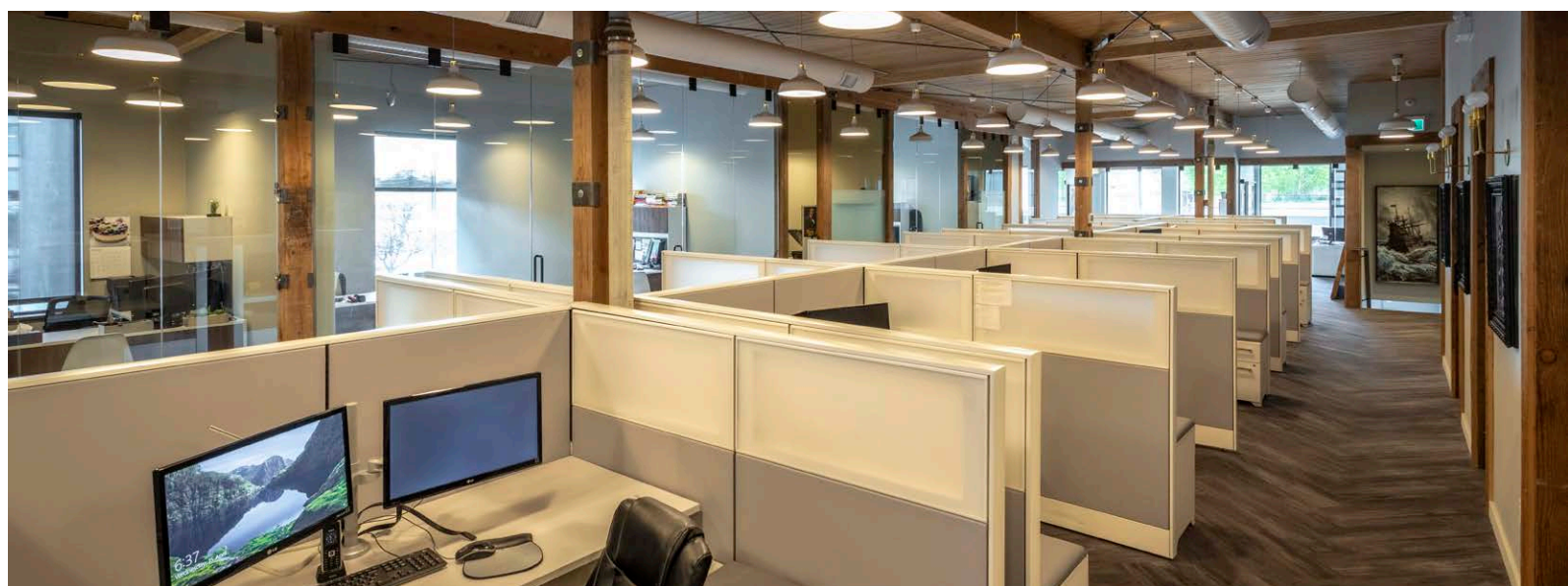
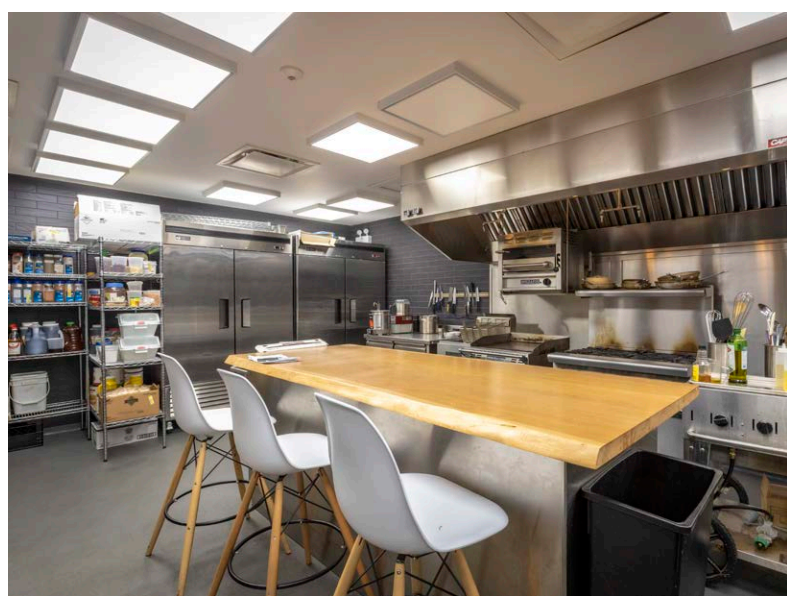
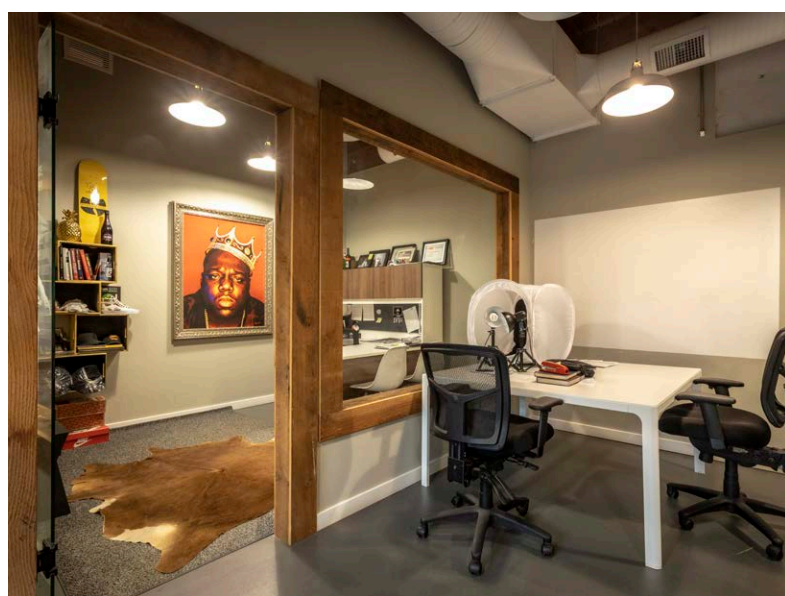
## LOCATION

The Property is situated within the heart of the Broadway Corridor, one of the city's most dense mixed-use neighbourhoods outside of the Downtown Core. The Eastern portion of the Broadway Corridor is identified as a medical district servicing Vancouver General Hospital. As one moves west, the corridor transitions towards more traditional professional service oriented office uses with ground floor retail and restaurants.

The Broadway Corridor is currently undergoing a planning study and review in an effort to implement a plan for the incoming Millennium Line SkyTrain extension. There is a strong indication that the planning process currently being undertaken for the Broadway Plan may allow for increased residential density along the Broadway Corridor, most notably in transit station nodes. As per the most recent City of Vancouver Policy Report on the Broadway Plan, development priorities in areas zoned C-3A (Outside Uptown) & C-2 will take form in below market rental, job space and in select cases, market strata residential. A draft policy plan with land use, density, layout, and built form is expected in June 2020.



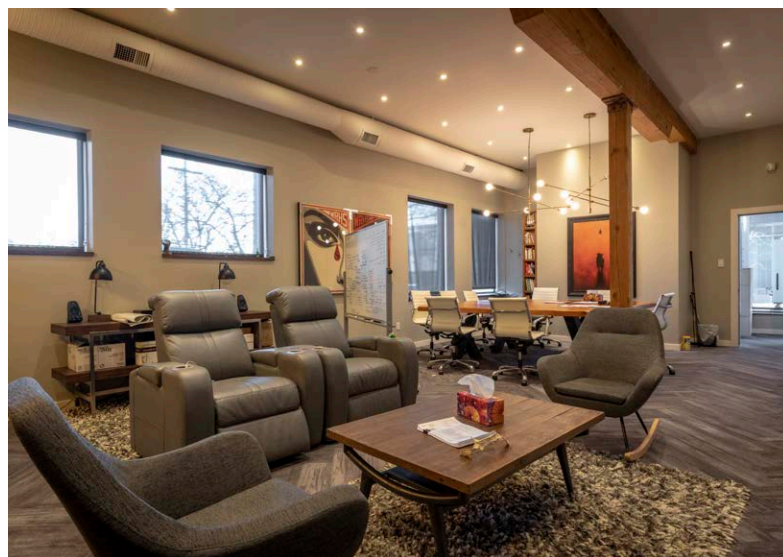
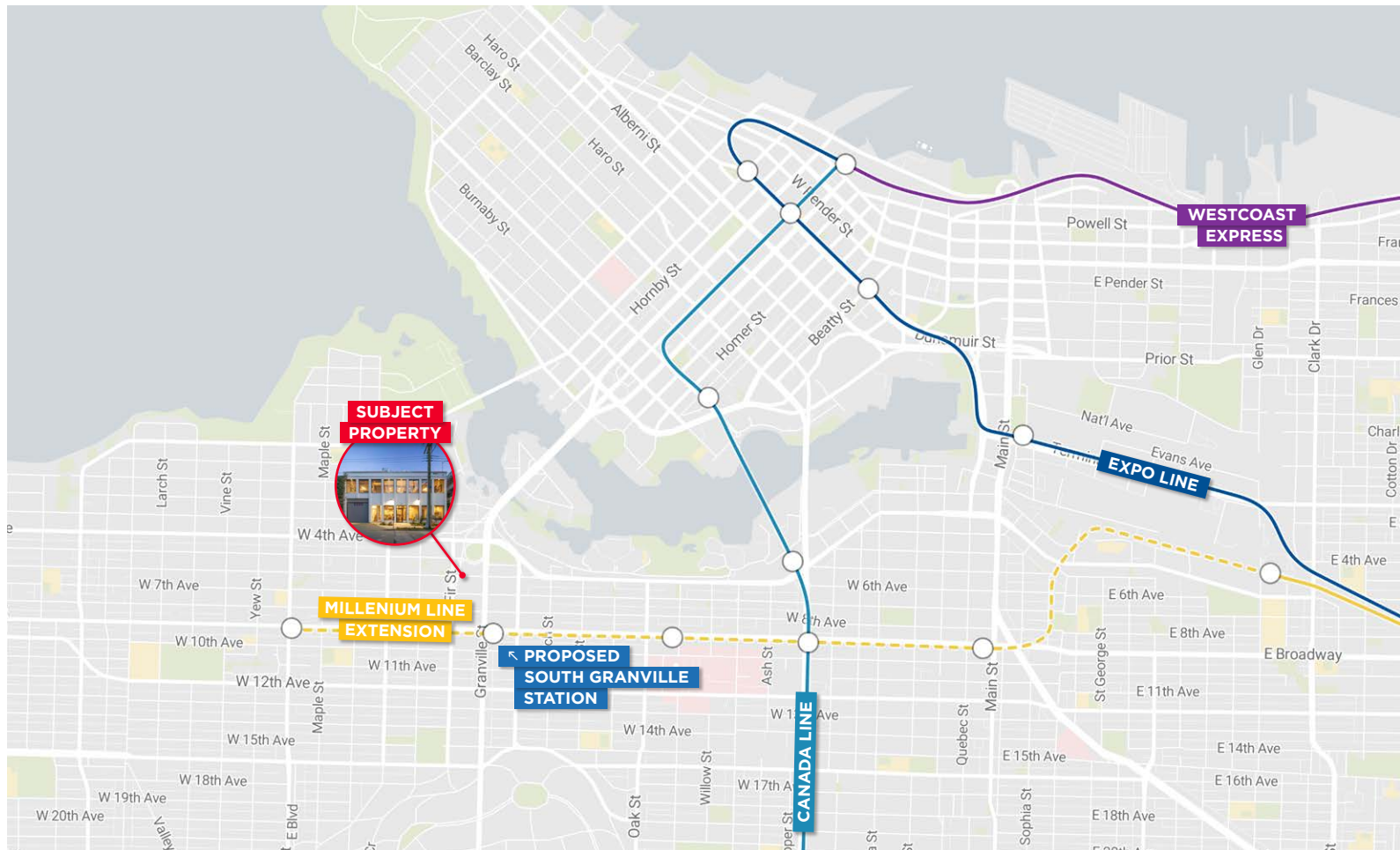






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