



Mount Pleasant Development Site

124-144 East 6th Avenue
Vancouver, BC

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DEVELOPMENT HIGHLIGHTS

- > 11,682 SF development site located near the corner of Main Street and East 6th Avenue
- > Located in Vancouver's trendy Mount Pleasant neighbourhood
- > Potential to develop up to 3.0 FSR (up to 35,046 SF); 2.0 for general office and 1.0 for light industrial
- > Increasing number of tech companies including Hootsuite are establishing head offices in the area
- > Just three blocks away from the Broadway transit corridor. The anticipated UBC transit line with a potential station located at Main Street at West Broadway drives demand in the area.

FOR SALE > Mount Pleasant Development Site

The Opportunity:	To purchase an 11,682 SF development site in Vancouver's increasingly popular Mount Pleasant neighbourhood	
Municipal Address:	124-144 East 6 th Avenue, Vancouver, BC	
Legal Address:	Lot 3, Except The West 16.5 Feet, Block 37 District Lot 200a Plan 197; and Lot A Block 37 District Lot 200a Plan 3664, PIDs: 003-853-900, 012-399-051, 015-553-957	
Location:	Situated mid-block on East 6th Avenue between Main and Quebec Street. Located just steps away from the shops, services, breweries, pubs and restaurants along Main Street.	
Site Area:	11,682 SF	
Improvements:	The Property is improved with a paved parking lot on the western portion of the site and a three-storey multi-tenanted house on the eastern portion.	
Zoning:	I-1 (Light Industrial), with a maximum density of 3.0 FSR and a maximum height of 60 feet. Of this, 2.0 FSR may be developed for office use and 1.0 FSR for light industrial use.	
Taxes (2014):	\$34,172.07	
Assessment (2015):	Land	\$ 4,084,000
	Improvement	\$ 167,100
	Total	\$ 4,252,100



SITE PLAN



CONTACT US

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