

8655 GRANVILLE STREET

VANCOUVER, BC



15,080 SF HIGH EXPOSURE
DEVELOPMENT SITE

FOR SALE



DAVID CANNING
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FOR
SALE

8655 GRANVILLE STREET, VANCOUVER, BC

LOCATION

The subject site is centrally located on the west side of Granville Street, mid block between West 70th Avenue and West 71st Avenue. Traditionally a single family district, the Marpole Community of South Vancouver has been undergoing intensifying redevelopment and densification along the major arterial corridors. It is one of the oldest communities in Vancouver and the one that visitors see first when entering from the south.

Southwest Marine Drive, 49th Avenue and 41st Avenue are the main east/west arterials and Granville, Oak and Cambie Streets are the main north/south arterials.

SITE DESCRIPTION

The site offers frontage on Granville Street of 158 feet with a depth of 95.5 feet. The total site is estimated to be **±15,083 square feet**. Avery Avenue and a City of Vancouver laneway abuts the site's west property line.

LEGAL DESCRIPTION

Lot D Block F District Lot 318 Plan 21521
PID: 009-430-105

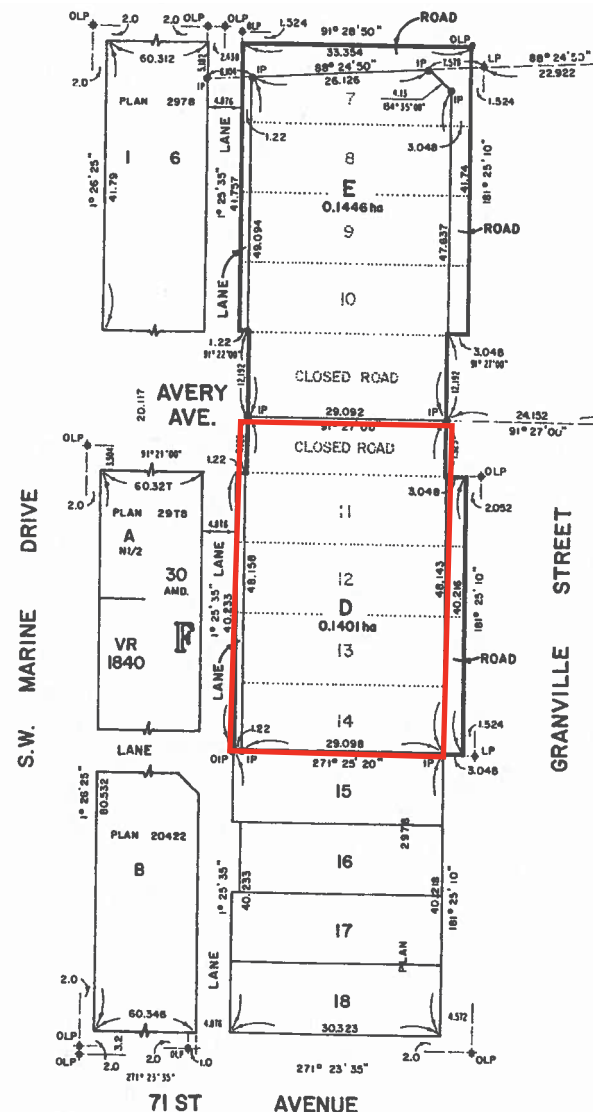
SERVICES

All local services are available to the site including sanitary sewer, storm drainage, water, BC Hydro, and FortisBC. Wiring is underground and the streets are serviced by overhead street lights.

Translink offers bus service along Granville Street.

ENVIRONMENTAL

The Vendor has conducted on-site remediation and off-site assessment work with a plan to obtain a Certificate of Compliance for Commercial Land Use. The Vendor is prepared to sell the site on an "as-is where-is" basis to allow the prospective purchaser to obtain a Certificate of Compliance for the site. The Vendor will retain responsibility for off-site.



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ZONING

The site is currently zoned C-2, which allows for a Floor Space Ratio (FSR) of up to 2.5.

The Marpole Community Plan designates the site as “Mixed-use” and is in an area where building heights of up to 12 storeys may be considered. The maximum permitted density is 3.0 FSR.

Page 33 and Chapter 7 of the Marpole Community Plan contain more specific details.

PROPERTY TAXES (2014)

\$94,968.02

ASKING PRICE

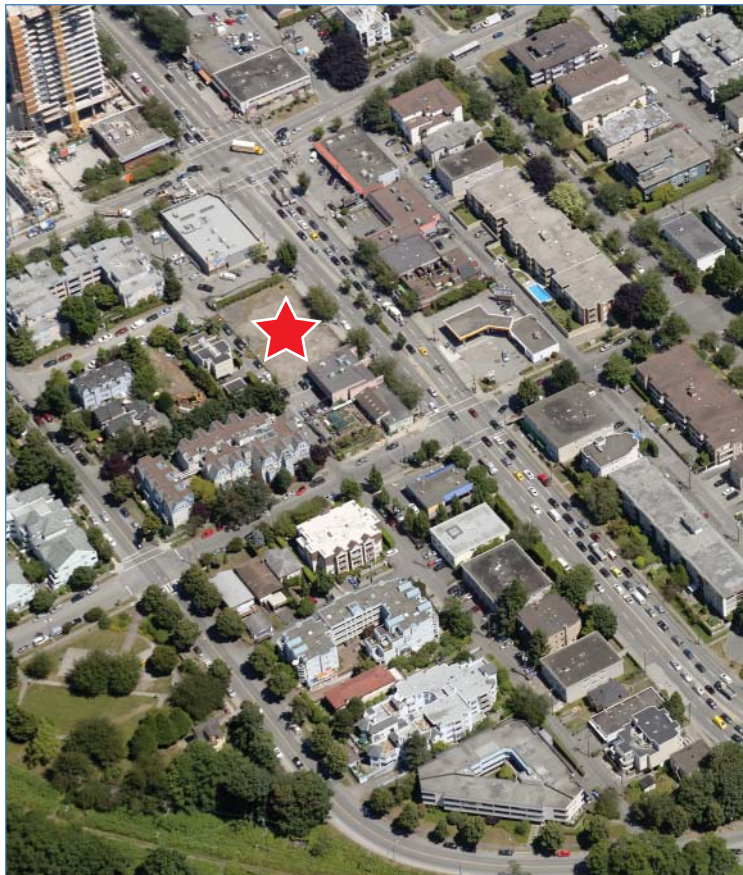
The Vendor has elected not to establish an asking price for the property.



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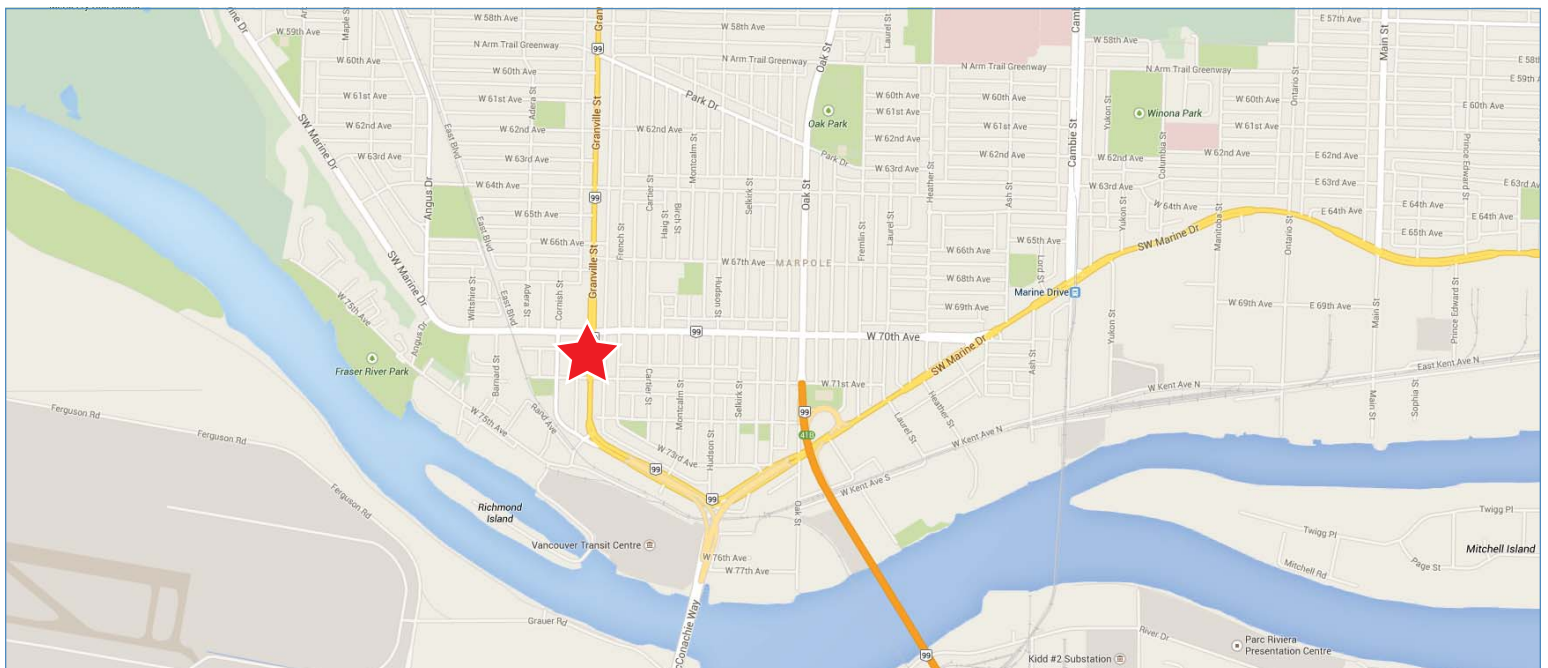
OFFERING PROCESS

The Vendor, Imperial Oil Limited (IOL), will consider the submission of Letters of Intent (LOI) on IOL's standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the LOI on one or both of the following scenarios:

- a. on terms conditional upon IOL providing a Certificate of Compliance indicating that the lands have been satisfactorily remediated to meet Ministry of Environment standards for commercial land; and/or
- b. on terms wherein the Purchaser completes on the purchase of the property and commits to obtain and provide a copy of the Certificate of Compliance for the site to the Vendor in the future. The Vendor will require assurances/securities to ensure the Purchaser delivers a Certificate of Compliance in a timely fashion upon completion of rezoning and issuance of permits.

Upon the Purchaser executing a Confidentiality Agreement, IOL will provide the Purchaser access to a "Confidential Data Room" which will contain copies of all relevant environmental reports completed by IOL to date.

All Letters of Intent must be received by the Vendor's Exclusive Agent, Cushman & Wakefield Ltd. on or before February 27, 2015.



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