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FOR SALE

2880 | ARBUTUS STREET  
VANCOUVER, BC

PRIME WEST SIDE CORNER

FOR INQUIRIES

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## Salient Details

Civic Address	2880 Arbutus Street, Vancouver, BC	
Legal Address	PID: 014-180-502 > BLOCK 405 PLAN VAP1949 DISTRICT LOT 526 NEW WESTMINSTER LOT 19 EXR OF W & 20. PID: 014-180-545 > BLOCK 405 PLAN VAP1949 DISTRICT LOT 526 NEW WESTMINSTER LOT 19 EXR OF W & 20.	
Site Area	9,375 SF	
Zoning	C-2C1 Commercial	
Assessed Value (2016)	Land	\$ 9,323,000
	Improvement	\$ 5,800
	Total	\$ 9,328,000
Gross Taxes (2015)	\$87,754.51	



## Opportunity

To purchase a 9,375 SF West side corner site, zoned C-2C1 with a 3.0 FSR for 28,125 buildable SF. The property is currently improved with a 3,750 SF building.

## Location

The property is situated within the highly desirable Kitsilano neighbourhood of Vancouver, immediately south of Downtown Vancouver. On a corner location, the Property is just five blocks from the South Granville Shopping district, which features a mix of fashion boutiques, home furnishing stores, cafés and restaurants. This property is an ideal location for those looking to achieve the balance between work and play.

## Key Highlights

- > Prime West side corner site
- > Independent parcel unrestricted by neighbours
- > Immediate proximity to Broadway transportation corridor and future transit station
- > 10 minute walk to Kitsilano Beach
- > Surrounded by greens pace and parks (Connaught Park & Arbutus Greenway)
- > View potential to the north and northwest
- > Outright approval - no rezoning required

## Zoning

No rezoning required

The property is zoned Commercial C-2C1 which prescribes mixed use development with retail at grade and residential above. The maximum density is a 3.0 floor space ratio. A full zoning schedule is available upon request

## Offering Process

A Confidential Information Memorandum will be available to qualified purchasers upon execution of a Confidentiality Agreement. Prospective purchasers are invited to submit offers through Colliers for consideration by the Vendor.

Offers for 2880 Arbutus Street, Vancouver will be considered by the Vendor on or after 4:00 P.M. Wednesday, February 3rd, 2016.

## Price

Please contact listing agent