

# DEVELOPMENT OPPORTUNITY CHINATOWN, VANCOUVER

RESIDENTIAL/COMMERCIAL MIXED USE SITE



## FOR SALE



- CORNER CHINATOWN MIXED-USE DEVELOPMENT SITE
- 107' X 120' SITE ALLOWING FOR UP TO 88,596 SF OF GROSS BUILDING SITE
- CLOSE PROXIMITY TO GASTOWN, STRATHCONA, OLYMPIC VILLAGE, THE DOWNTOWN CORE AND THE NORTH SHORE
- HA-1A ZONING (CHINATOWN SOUTH) - HEIGHT UP TO A MAXIMUM OF 120 FEET WILL BE CONSIDERED

**BOE IRAVANI**  
COMMERCIAL SALES & LEASING  
604.640.5837  
boe.iravani@ca.cushwake.com

**ROGER LEGGATT\***  
ASSOCIATE VICE PRESIDENT  
604.640.5882  
roger.leggatt@ca.cushwake.com  
*\* Personal Real Estate Corporation*

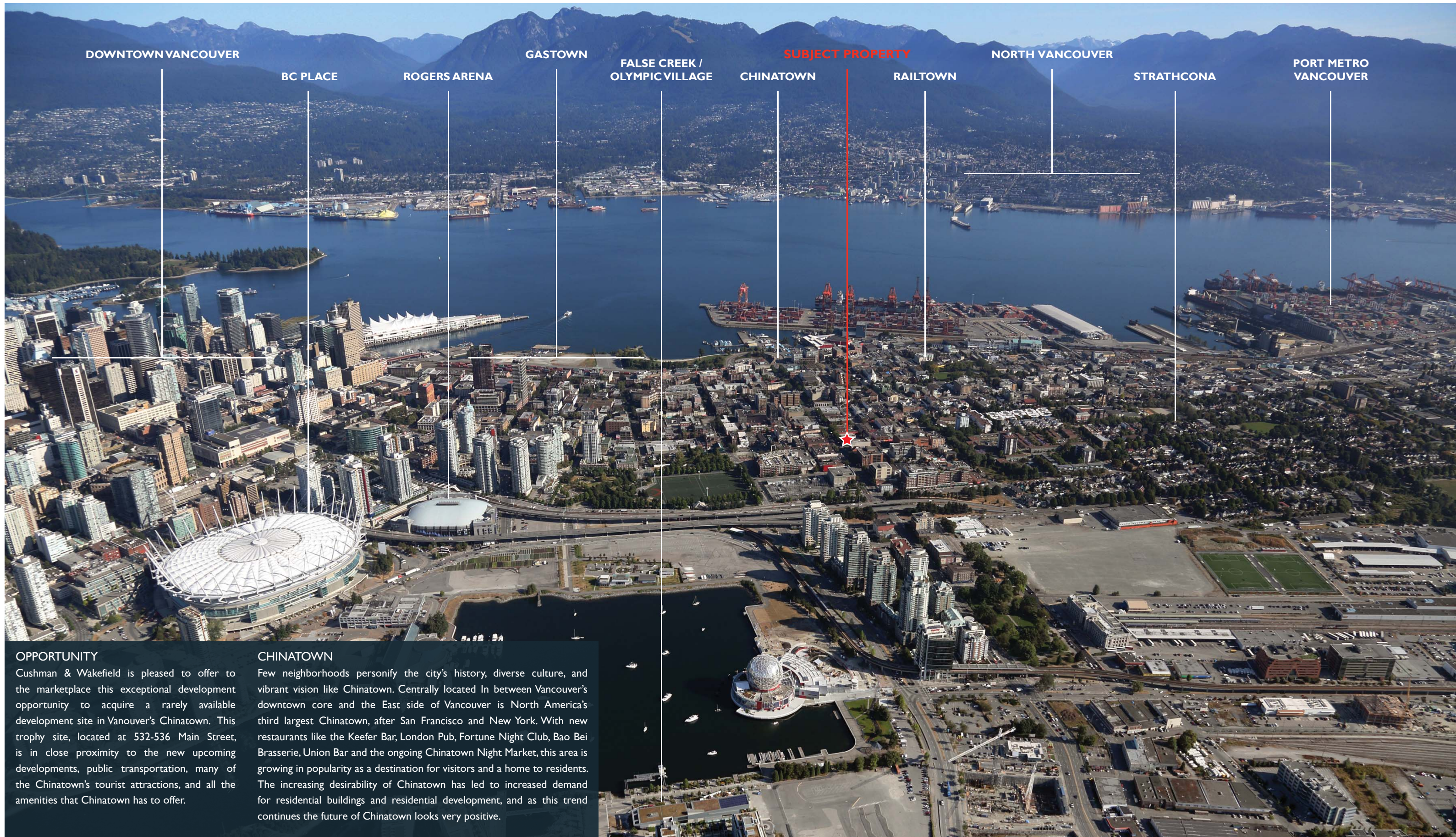


FOR  
SALE

532 – 536 MAIN STREET, VANCOUVER, BC

CHINATOWN DEVELOPMENT OPPORTUNITY

FOR  
SALE



**OPPORTUNITY**

Cushman & Wakefield is pleased to offer to the marketplace this exceptional development opportunity to acquire a rarely available development site in Vancouver's Chinatown. This trophy site, located at 532-536 Main Street, is in close proximity to the new upcoming developments, public transportation, many of the Chinatown's tourist attractions, and all the amenities that Chinatown has to offer.

**CHINATOWN**

Few neighborhoods personify the city's history, diverse culture, and vibrant vision like Chinatown. Centrally located in between Vancouver's downtown core and the East side of Vancouver is North America's third largest Chinatown, after San Francisco and New York. With new restaurants like the Keefer Bar, London Pub, Fortune Night Club, Bao Bei Brasserie, Union Bar and the ongoing Chinatown Night Market, this area is growing in popularity as a destination for visitors and a home to residents. The increasing desirability of Chinatown has led to increased demand for residential buildings and residential development, and as this trend continues the future of Chinatown looks very positive.



# DEVELOPMENT OPPORTUNITY

532 – 536 Main Street, Vancouver, BC

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## OVERVIEW OF ACTIVITY IN CHINATOWN



### ADDRESS

532 - 536 Main Street, Vancouver, BC

### ACCESS

Corner lot with rear lane access

### SITE SIZE

12,840 sf (107' x 120')

### LEGAL DESCRIPTION

532 Main Street - PID: 015-663-752

536 Main Street - PID: 015-663-809

### ZONING

HA-1A – In April of 2011, Vancouver City Council approved zoning bylaw amendments to HA-1A (Chinatown South) zones, allowing for an increase in building heights to 90 feet respectively. Council also approved a rezoning policy for Chinatown South (HA-1A) that will allow consideration of rezoning up to a maximum of 120 feet throughout Chinatown South and to 150 feet along the 600 and 700 block of Main Street. This site's building height is zoned for up to 90 feet with the potential to be up zoned to 120 feet

### TENANT INFORMATION

The property currently houses 6 retail tenants providing holding income to the purchaser. Detailed rental and income information available with the due diligence package

### ASKING PRICE

Contact listing brokers for details.

- Approved Rezone
- Under Construction / Site Preparation / Built

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