



Burrard Street

Granville Street

Davie Street

SUBJECT

For Sale
Downtown Vancouver
Development Site

1188-1190 Burrard Street
& 937 Davie Street
Vancouver, BC

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Downtown Vancouver Development Site



English Bay

Dave Street

Robson Street

Burrard Street

Dave Village

Nelson Park

Robson Shopping District

St. Paul's Hospital

Sheraton Wall Centre

YMCA

Scotiabank Theatre

UBC Robson Square

Vancouver Art Gallery

Nordstrom Building

SUBJECT

LOCATION

The property is ideally situated at the nexus of Vancouver's Downtown South and West End neighbourhoods, just blocks away from Sunset Beach, Davie Village, and countless lifestyle amenities. Anticipated luxury communities including Reliance's Burrard Place and Westbank's Beach District are also nearby, which will change the character of the neighbourhood.



1188-1190 Burrard Street & 937 Davie Street Vancouver, BC

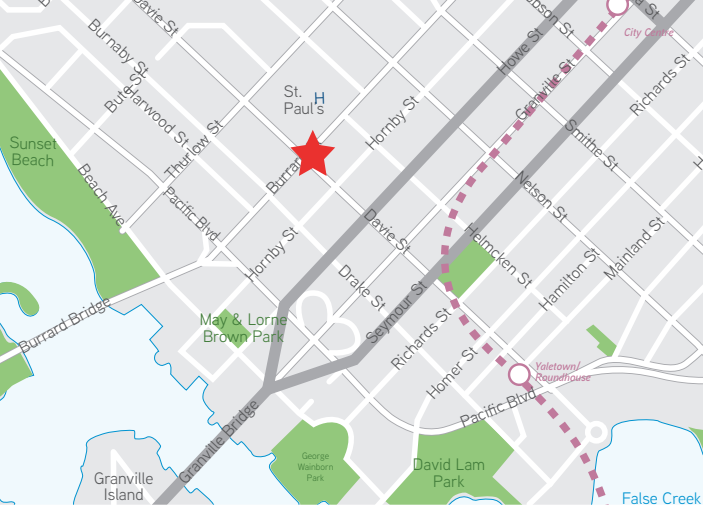
OPPORTUNITY HIGHLIGHTS

- > 13,500 SF site located on the corner of Burrard and Davie Streets
- > Zoning outlines achievable density upwards of 5.0 FSR and height up to 300 feet (subject to viewcones)
- > Potential to assemble neighbouring properties to increase site size and frontage on Burrard Street
- > Capitalize on the strong demand for Downtown Vancouver condos
- > Ample transit options with frequent buses down Davie Street and within walking distance of Yaletown Roundhouse Canada Line Station
- > Just blocks from Davie Village, Sunset Beach, numerous parks, and countless lifestyle amenities
- > High exposure corner provides for strong retail rents
- > Current improvements support steady short-term holding income

SALIENT FACTS

Civic Address:	937 Davie & 1188-1190 Burrard Street, Vancouver, BC	
PIDs:	015-484-181, 015-484-203, 015-484-211, 015-484-238, 015-484-220	
Location:	Situated on the northeast corner of Burrard Street and Davie Street.	
Site Size & Dimensions:	13,500 SF (120' on Davie x 112.5' on Burrard)	
Zoning:	DD Area M – Downtown District Comprehensive Development	
Current Improvements:	Improved with a 1-storey retail building and a 2-storey mixed-use building	
Parking :	Paved on-site parking (approximately 23 stalls) plus street parking	
NOI (2015):	Approx. \$144,815.52 (tenants on gross leases)	
Assessed Value (2015):	Land	\$10,576,000
	Improvement	\$14,500
	Total	\$10,590,500
Taxes (2015):	\$127,183.45	

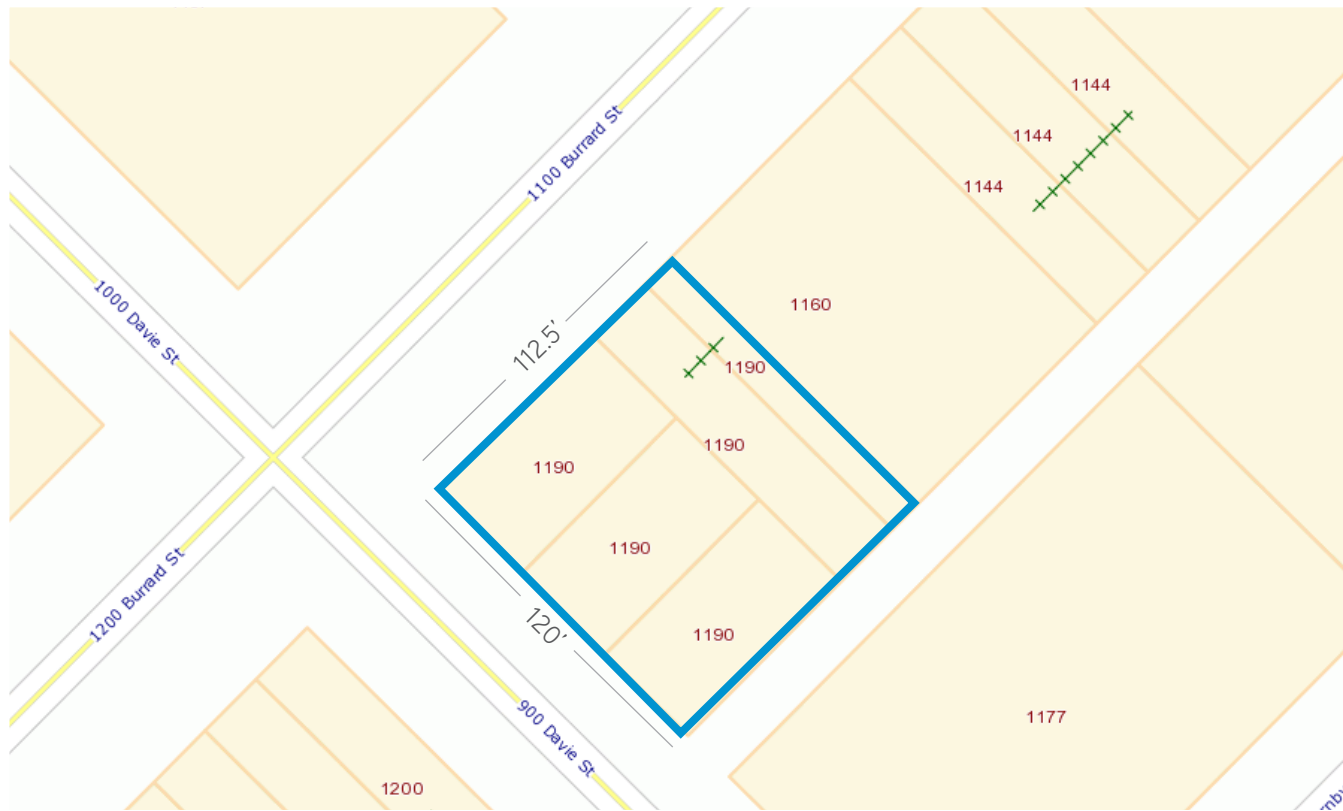




DEVELOPMENT POTENTIAL

The property is zoned DD - Area M, which permits for a density of 3.00 FSR. The maximum density for all uses on a corner site with a minimum frontage of 175 feet and a minimum site area of 21,000 square feet shall be floor space ratio 5.00.

Height area 6, which provides for the basic 300 feet except that, on a corner site that has a frontage less than 175 feet or an interior site that has a frontage less than 200 feet, the height must not exceed 70 feet (subject to viewcones).



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