

FOR SALE

830 | CLARK DRIVE
VANCOUVER, BC

PROPERTY INQUIRIES

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Opportunity

830 Clark Drive represents a future redevelopment opportunity with holding income. Currently zoned I-2, the maximum density for the property is 3.0 FSR with office uses identified as conditional. Located on the southeast corner of Clark Drive (a major thoroughfare) and Adanac Street (a popular biking route), and abutted by an alleyway, the site offers optimal accessibility and positioning for redevelopment. Frontage along Clark Drive, as well as Adanac, ensures excellent exposure for future tenants or users with quasi-retail/showroom uses (ie. Craft breweries, commissaries, etc), setting itself apart from other industrial areas.

Location

Located just minutes from Downtown Vancouver, 830 Clark Drive offers excellent exposure along Clark Drive with traffic counts exceeding 37,000 vehicles daily. Faced by the constraints of its geography, Vancouver's urban centre is continually expanding to the east. Developers and businesses have taken notice and have turned their attention to Clark Drive in anticipation of the similar kind of growth experienced in the Mount Pleasant I-1 zone as well as the False Creek Flats (Great Northern Way – Emily Carr University).

Key Highlights

- › Corner property
- › Redevelopment potential
- › Proximity to Downtown Vancouver
- › Excellent exposure
- › Adjacent to Adanac Bike Route
- › Approximate daily traffic count of 37,000 vehicles
- › Holding income with early termination clause

Salient Facts

Civic Address 830 Clark Drive, Vancouver

Legal Address: PID: 008-497-711
Lot 1 Block 23 District Lot 182 Plan 13744

Ownership Interest Freehold

Zoning: I-2 Light Industrial
Max 3.0 FSR

Site Area: 18,391 SF

Building Area: 6,280 SF

Site Description: Site is rectangular in shape and is located at the corner of Clark Drive and Adanac Street.

Gross Taxes (2015): \$37,771.86



Asking Price

\$7,750,000



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