

West Vancouver

North Vancouver

Downtown
Vancouver



FOR SALE

1157 | PARKER STREET
VANCOUVER, BC

Development Opportunity
Build up to 34,848 SF

CONTACT US

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Strathcona
Park

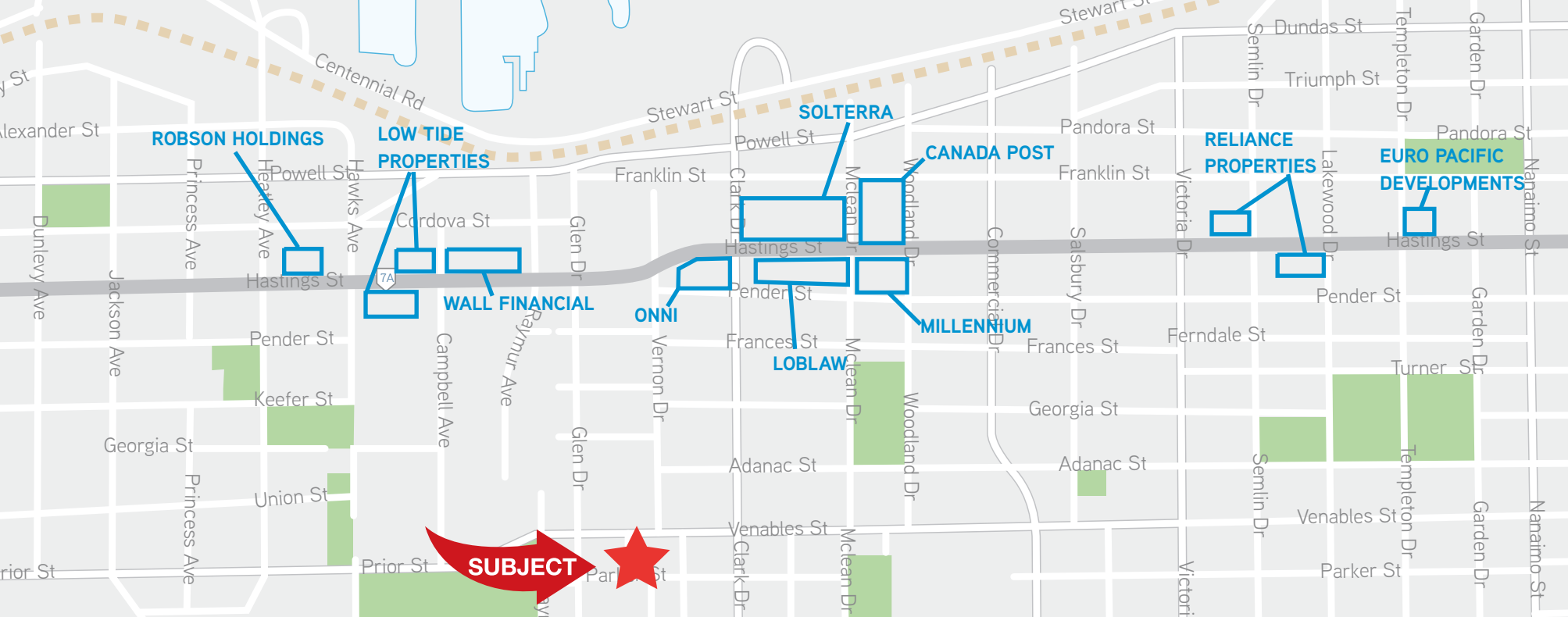
SUBJECT

East Hastings Street

Venables Street

Clark Drive





HASTINGS CORRIDOR OVERVIEW

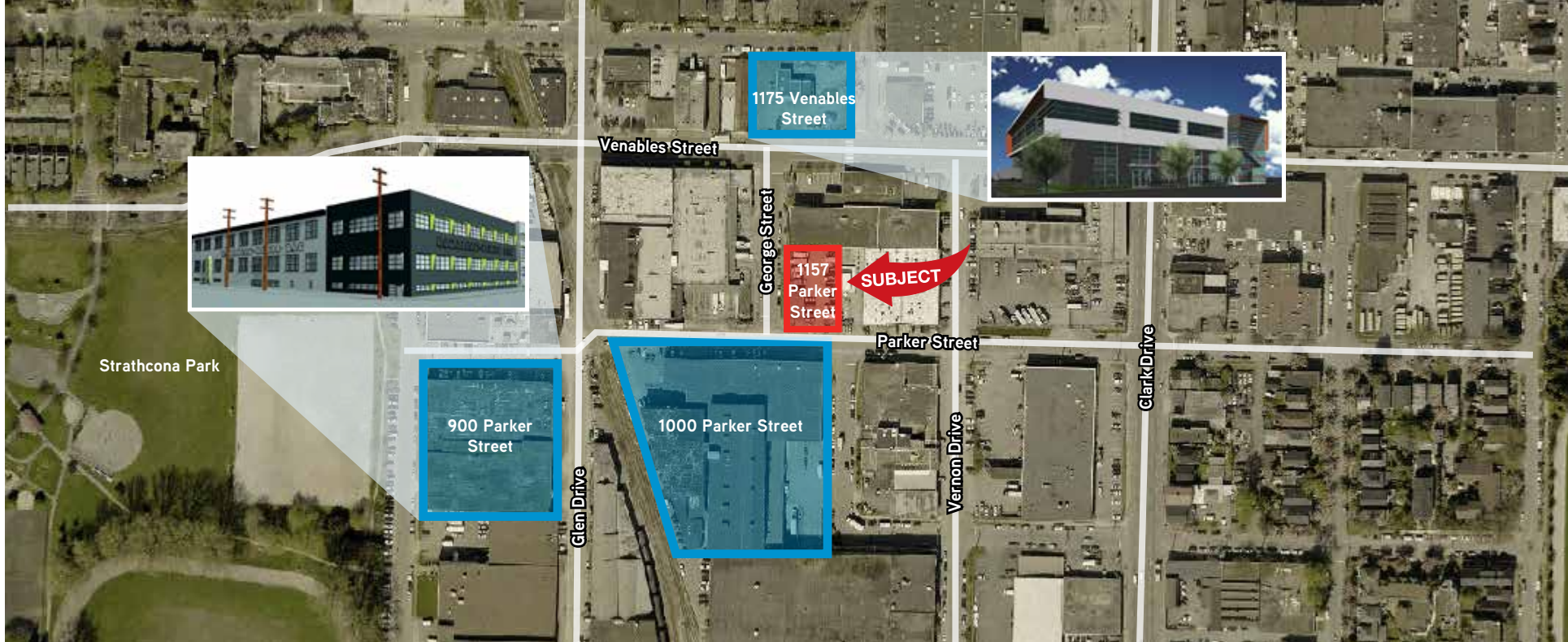
Faced by the constraints of its geography, Vancouver's urban center is continually expanding to the east. This trend is already observable in Vancouver's historic areas of Gastown and Chinatown. Developers and businesses have taken notice and have turned their attention to the Hastings Corridor as an area of future growth. Over the past two years, several notable developers have purchased property in strategic locations along the corridor in anticipation of this dramatic revitalization.

LOCATION HIGHLIGHTS

- › Close proximity to several ground breaking developments
- › Strong population growth with influx of new rental housing and condominiums
- › Amenities include new retail, grocery and restaurants
- › Minutes from downtown Vancouver and the Central Business District
- › Convenient access to the North Shore and Fraser Valley
- › Skytrain access at VCC-Clark Station
- › Upcoming Grandview-Woodland Community Plan expected to increase density and stimulate further development

PROPERTY HIGHLIGHTS

- › Strategic corner location
- › Large 11,616 SF lot
- › Flexible zoning for future development
- › 989 SF building on site and fenced yard suitable for holding income
- › Clean environmental report available



LEGAL DESCRIPTION

PID: 004-227-107
004-227-123

LOT 11 & 12 OF LOT 27 BLOCK G DISTRICT LOT 182 PLAN 181

DEVELOPMENT OPPORTUNITY

3.0 FSR = 34,848 buildable square feet

PROPERTY TAXES (2015)

\$19,699.37

ZONING

I-2 Light Industrial Zone: permits most light industrial and office related uses including: manufacturing, service, transportation and storage, utility and communication and wholesale.

A full zoning schedule is available upon request.

ASKING PRICE

\$4,998,000



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