

FOR SALE > MOUNT PLEASANT MULTI-FAMILY LAND



# Prime Development Opportunity

275 KINGSWAY, VANCOUVER, BC



This excellent development opportunity is located in the heart of the Mount Pleasant community.

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## Opportunity

The opportunity to acquire a 100% freehold interest in 275 Kingsway, Vancouver. The 16,348 square foot site is currently improved with a Tireland retail store which has a preliminary closing date of January 2014.

## Location

Mount Pleasant is a vibrant, historical neighbourhood featuring a mix of trendy restaurants, antique shops and one-of-a-kind specialty stores. These amenities, along with great area transit and proximity to Downtown, have been the drivers behind attracting many first time home owners and young professionals to the community. With the announcement of several large scale projects in the area as well as the proposed rapid transit service along the Broadway corridor, further significant growth in the Mount Pleasant area is expected in the near term.

Within close proximity to Downtown Vancouver and several transit routes, including the proposed VCC to UBC transit line, 275 Kingsway has excellent access and exposure to Kingsway, a main thoroughfare into Vancouver.

## Site Description

Situated on the northeast corner of the Kingsway and East 11th Avenue intersection, 275 Kingsway offers views of the North Shore mountains and immediate proximity to Main Street. Irregular in shape, 275 Kingsway has 92.76 feet of frontage on Kingsway and 136.12 feet of frontage on East 11th.



## Property Highlights

- > 16,348 SF site situated along the Kingsway and Main Street commercial corridor
- > No rezoning requirement needed for development
- > One block away from the soon to be redeveloped RIZE site and Kingsgate Mall
- > Located in the centre of one of Vancouver's most rapidly growing neighbourhoods, Mount Pleasant
- > Excellent access to transportation routes, including the proposed VCC to UBC rapid transit line
- > Easily accessible to/from Downtown Vancouver
- > Within walking distance to several amenities including the Mount Pleasant Community Centre, the Vancouver Public Library, Mount St. Joseph's Hospital and southeast False Creek

## Site Plan



## Salient Facts

**Municipal Address**  
275 Kingsway  
Vancouver, BC

**Legal Description**  
PL VAP187, LT 12 13 & 14,  
Blk 117, DL 301, LD 36

**PID's**  
015-607-666  
015-607-640  
015-607-623

**Zoning**  
Commercial Zone (C-3A)

**Site Size**  
16,348 SF (0.375 Acres)

**Property Taxes (2011)**  
\$85,430.56

**Asking Price**  
\$8,500,000

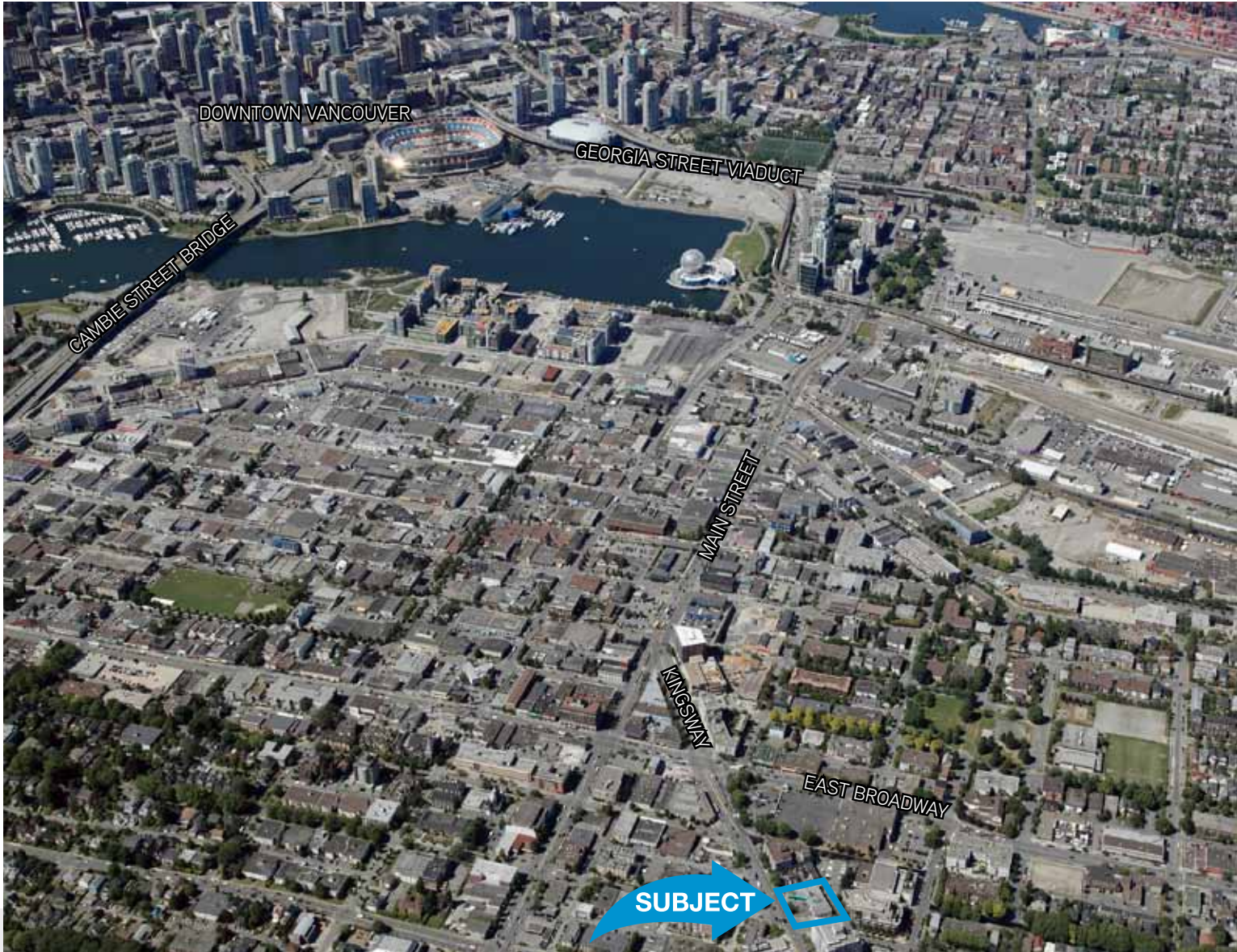
**Maximum Density**  
3.0 FSR

**Ownership Interest**  
Fee Simple

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