

FOR SALE > INVESTMENT/REDEVELOPMENT OPPORTUNITY



615 Kingsway

VANCOUVER, BC



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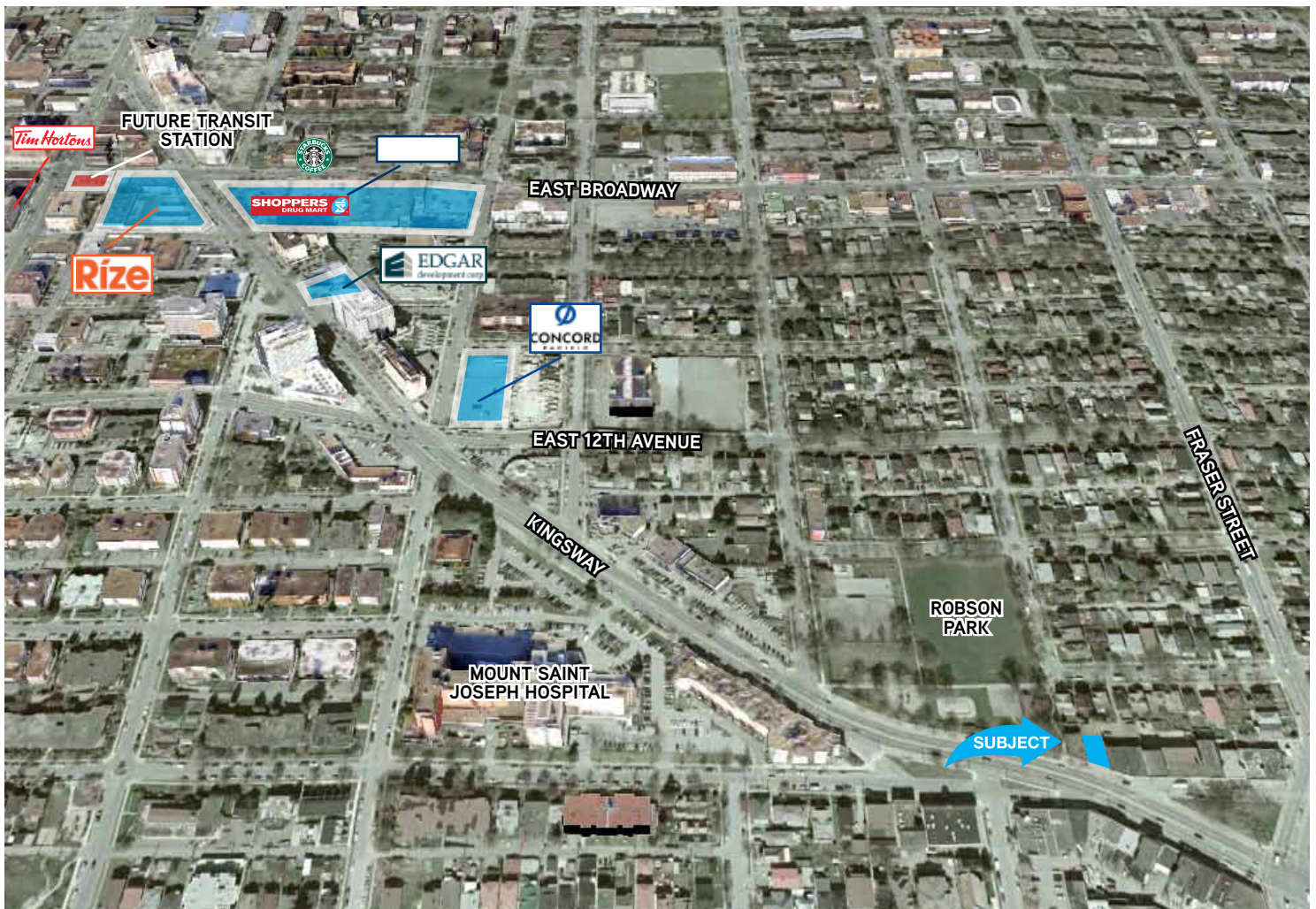
SALIENT FACTS	
Civic Address:	615 Kingsway
Legal Address:	PL VAP389 LT A BLK 175 DL 264A LD 36 Except Plan PT IN RP 3440, (SEE 212526L) OF LOTS 2
PID:	015-317-242
Site Area:	3,280 SF
Zoning:	C-2C (3.0 FSR)
Taxes (2013):	\$12,120.93
Building Area:	1,100 SF (To Be Verified)
Year Built:	1946
Asking Price:	\$1,300,000



Neighbourhood Overview

Mt. Pleasant is currently experiencing tremendous growth. Since the approval of the Mt. Pleasant Community Plan in November of 2010, there has been considerable developer activity along portions of Main Street, East Broadway and Kingsway. The most significant change is occurring at the intersection of East Broadway and Kingsway, where Rize Alliance will develop a 19-storey landmark project that is to include over 240 residences and approximately 80,000 square feet of retail. Next door to the Rize project, Kingsgate Mall is in the early planning stages of a major redevelopment that will include a large retail component with residential and office uses. These projects, as well as the planned Broadway Rapid Transit Station at East Broadway and Main Street will bring higher density and amenity to Mount Pleasant.

Increased residential demand in Mount Pleasant has also helped retail growth, especially along Main Street where an eclectic mix of independent businesses, restaurants and cafes has transformed the street in to one of Vancouver's most popular shopping districts. This growth can also be seen along certain portions of Kingsway, specifically along the north half of the 600 block. This block has seen significant change over the past few years since the launch of the successful Les Faux Bourgeois French bistro and is now home to several other independent cafes and shops. Retail along this portion of Kingsway is expected to experience further growth and represents an ideal investment or owner user opportunity.



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