

# For Sale > False Creek Flats Industrial Property



## False Creek Flats Industrial Property

675 Evans Avenue  
Vancouver, BC

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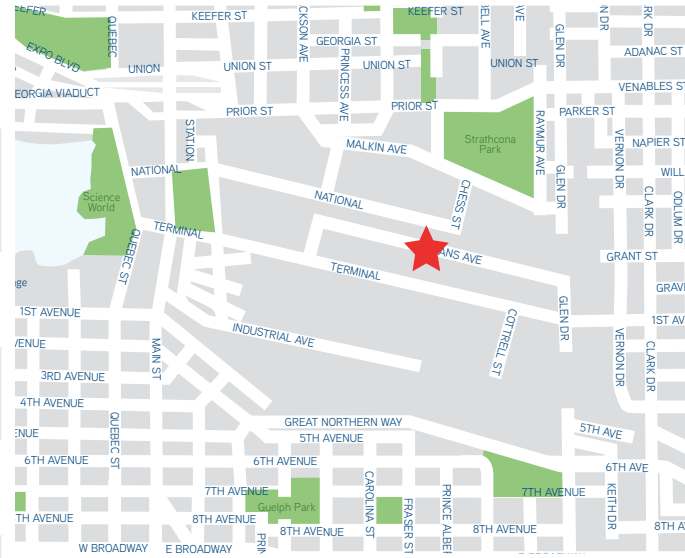
COLLIERS INTERNATIONAL  
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### DEVELOPMENT HIGHLIGHTS

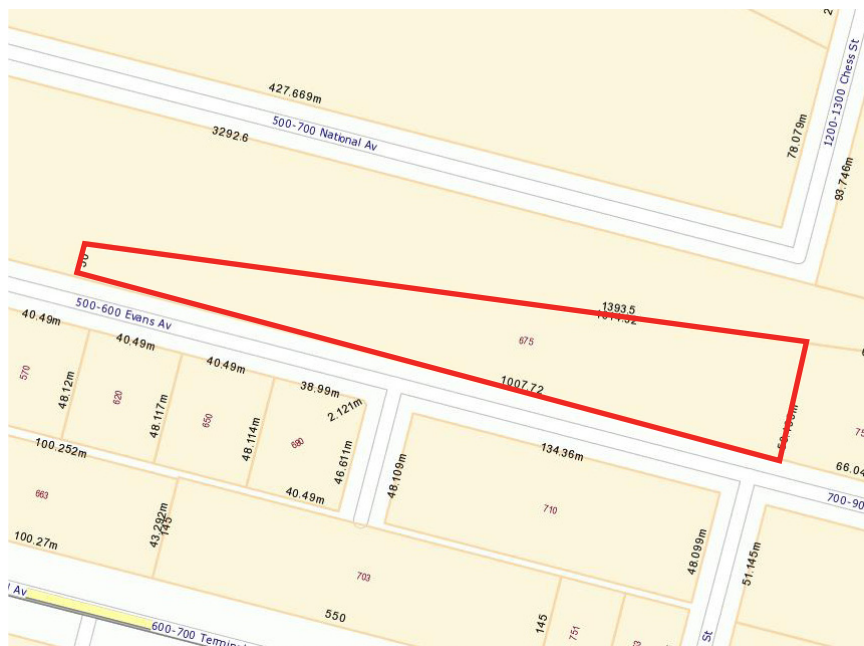
- > Located in the False Creek Flats industrial district
- > 2.5 acre development site with over 1,000 feet of frontage on Evans Avenue, offering excellent exposure
- > I2 (Light Industrial) zoning in place
- > Situated just off of Terminal Avenue, offering direct access to Downtown Vancouver and the Trans Canada Highway via 1st Avenue
- > Over 190,573 residents with strong buying power living in a 3 kilometre radius of the property

## FOR SALE > False Creek Flats Industrial Property

The Opportunity:	To purchase a 100% interest in the property located at 675 Evans Avenue in Vancouver's sought-after False Creek Flats industrial area.
Municipal Address:	675 Evans Avenue, Vancouver, BC.
Legal Address:	Lot 12, Except Part in Plan 23031, Block G, District Lot 2037, Plan 7609. PID: 010-550-755.
Location:	Located on the north side of Evans Avenue at Begg Street in the False Creek Flats industrial area of Vancouver.
Site Area:	108,575 SF (2.5 acres)
Zoning:	I-2 (Light Industrial), allowing for a variety of commercial, office and industrial uses including a vehicle dealership.
Site Description:	Irregular shaped empty lot with over 1000 feet of frontage on Evans Avenue.
Neighboring Uses:	Auto dealerships and service facilities, office buildings, retailers, and service commercial properties.
Gross Taxes (2013):	\$117,063.10
Asking Price:	\$11,000,000



## SITE PLAN



## CONTACT US

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