

FOR SALE > MIXED-USE DEVELOPMENT OPPORTUNITY



855 Kingsway

VANCOUVER, BC



## Development Highlights

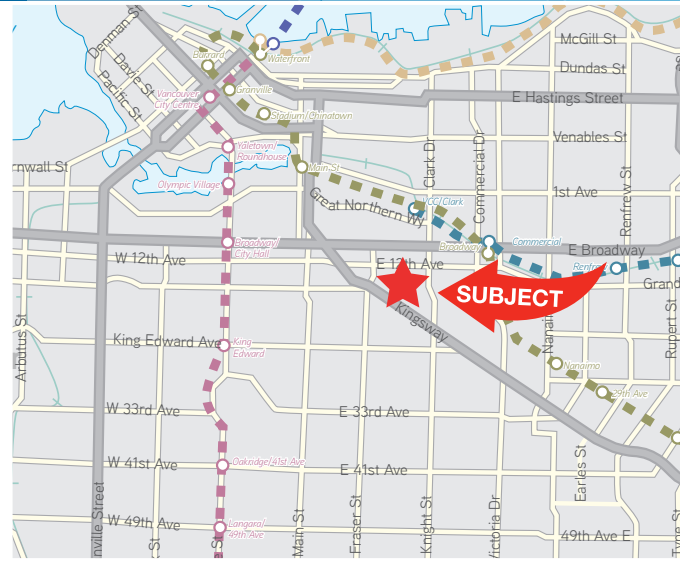
- > C-2 mixed-use development site
- > Substantial frontage along Kingsway (99 feet), providing good exposure and accessibility
- > Centrally located, making the area attractive to residents and businesses alike (11 minute drive to Downtown Vancouver)
- > Community and municipal support for development in the area is demonstrated by the multitude of recent developments along Kingsway
- > Vacant possession provided at closing

**MORGAN DYER\***  
Senior Vice President  
604 661 0886  
morgan.dyer@colliers.com

**COLLIERS INTERNATIONAL**  
200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6  
604 681 4111  
www.collierscanada.com

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Civic Address	855 Kingsway, Vancouver, BC	
Legal Address:	Lot 14 Block 90 District Lot 301 Plan 187 Lot 13 Block 90 District Lot 301 Plan 187 PIDs: 004-994-183 , 004-994-281	
Location:	The Property is situated on the north side of Kingsway mid-block between Prince Albert and St. Catherines Streets - located along one of the busiest arterials in Metro Vancouver.	
Site Area:	The site is 12,078 SF with approximately 99 feet of frontage along Kingsway and 122 feet of depth.	
Traffic Counts:	Approximately 50,600 annual average daily vehicle traffic.	
Improvements:	The property is improved with a one-storey Budget Car and Truck Rental facility and a separate garage constructed in 1948.	
Current Zoning:	C-2 (Commercial), which provides for redevelopment up to a density of 2.5 FSR	
Assessment (2012):	Land	\$3,170,000
	Improvements	\$3,500
	Total	\$3,173,500
Gross Taxes (2012):	\$44,807.36	
Asking Price:	\$3,800,000 (\$125.84 per buildable SF)	



## SITE PLAN



## CONTACT US

MORGAN DYER\*  
SENIOR VICE PRESIDENT  
604 661 0886  
[morgan.dyer@colliers.com](mailto:morgan.dyer@colliers.com)

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