



FOR SALE

Cambie Corridor Development Site

4005 - 4033 Cambie Street
Vancouver, BC

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DEVELOPMENT HIGHLIGHTS

- › 15,636 SF site located next to King Edward Canada Line Station with approximately 150 feet of frontage on Cambie Street
- › High exposure location on the corner of Cambie Street and West 24th Avenue, providing excellent exposure for a ground floor retail opportunity
- › 5 minutes from Downtown Vancouver and 19 minutes to Vancouver International Airport via the Canada Line
- › Current improvements support steady short-term holding income
- › Within walking distance of popular shopping, restaurants and services offered by Cambie Village

SALIENT FACTS

Civic Address	4005-4033 Cambie Street, Vancouver, BC	
Legal Description	Lot 16-18 Block 660 District Lot 526 Plan 2976, Lot 19 (See 256982L) Block 660 District Lot 526 Plan 2976 - PIDs: 007-662-980, 007-663-013, 007-668-511, 013-272-594	
Location	The Property is located on Cambie Street between West King Edward and 24th Avenue, just steps from the King Edward Canada Line Station.	
Site Area	15,636 SF	
Improvements	The property is currently improved with two street front commercial buildings comprising a total of 9,598 SF (8,690 SF of retail space and one 908 SF residential unit)	
Current Zoning	C-2 Commercial	
OCP Designation	Cambie Corridor (24th – 25th Avenue), which provides for mixed-use development up to 6 to 8 stories and maximum density of 2.5 - 3.0 FSR. The rezoning application next door put for by Yuanheng has proposed for rezoning up to 3.51 FSR for the development of an 8-storey mixed-use high-rise with 65 dwelling units.	
Assessed Value (2014)	Land	\$7,537,000
	Improvements	\$22,500
	Total	\$7,559,500
Property Taxes (2013)	\$105,977.96	
NOI (2014)	\$407,678	
Environmental	Stage 1 and stage 2 environmental assessments available	



SITE PLAN



CONTACT US

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