



ADDRESS: 350, 360, 370, 390 Terminal Avenue, Vancouver, BC

LEGAL DESCRIPTION: Lots 1,2,3,4 DL 2037, Group 1, NWD Plan BCP 1262

LOCATION: The property is strategically located on Terminal Avenue just east of Station Street in the False Creek Flats District of the City of Vancouver. This location is one block east of the Main and Terminal Skytrain station and arterial hub. In addition, other nearby amenities include Science World, the False Creek Seawall and the Yaletown Residential area.

SITES: There are three lots of 9,752 sq.ft. and one lot of 17,114 sq.ft. for a total area of 46,370 sq.ft.

ZONING: The site is presently zoned I-3 Industrial which encourages laboratory and other high-tech uses together with uses that are generally compatible with one another and with adjoining residential and commercial districts.

SURROUNDING USES: Other users in the immediate area are: Discovery Park's new biotech development, Sprint Canada, trade and business schools and The Home Depot.

DETAILS:	Address	Lot	Area per sq.ft.	Price
	390 Terminal	1	17,110	\$ 1,283,550
	370 Terminal	2	9,752	\$ 731,400
	360 Terminal	3	9,752	\$ 731,400
	350 Terminal	4	9,752	\$ 731,400
	Total		46,366	\$ 3,477,750

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