

Goodman:

FOR SALE

## HIGH-EXPOSURE C-2 ZONED MIXED-USE DEVELOPMENT SITE

27,442 SF corner site in East Vancouver's  
Kensington-Cedar Cottage neighbourhood

Asking \$15,000,000 (\$219/SF buildable)



**2607-71 NANAIMO STREET**  
**VANCOUVER**

**Mark Goodman**  
Personal Real Estate Corporation  
Direct 604 714 4790  
mark@goodmanreport.com

**Cynthia Jagger**  
Personal Real Estate Corporation  
Direct 604 912 9018  
cynthia@goodmanreport.com

**Kris Pope** (Dexter Realty)  
Personal Real Estate Corporation  
Direct 604 318 5226  
pope@dexterrealty.com



# C-2 MIXED-USE DEVELOPMENT OPPORTUNITY

**Price**  
**\$15,000,000 (\$219/SF/buildable)**

**Address**  
 2607, 2619, 2631, 2651 and 2671 Nanaimo Street, Vancouver

**PIDs**  
 013-550-161, 013-549-979, 010-561-901, 010-561-919, 010-561-927

**Legal Description**  
 Lots 15–16, except the west 2 feet now lane, of Lot 2 Block 165 District Lot 264A Plan 2654 and Lot A–C of Lots 11–14 Block 2 of Block 165 District Lot 264A Plan 7583

**Improvement**  
 Currently improved with 5 single-family homes

**Lot size**  
 27,442 SF (~198' × 138')

**OCP**  
 Grandview Woodland Plan—  
 Nanaimo Shopping Node

**Zoning**  
 C-2

**Density**  
 Up to 2.5 FSR (68,605 SF buildable)

**Development potential**  
 4-storey mixed-use with commercial at grade and 3 storeys of residential above

**Taxes (2019)**  
 \$29,114



## OPPORTUNITY

A rare opportunity to acquire a high-exposure 27,442 SF C-2 zoned site in East Vancouver's Kensington-Cedar Cottage neighbourhood. Currently improved with 5 single-family homes on the corner of East 10th Avenue and Nanaimo Street, the properties can be redeveloped to a 4-storey mixed-use project with commercial uses at grade and residential above. This represents a density of up to 68,605 buildable SF based on a 2.5 FSR. Development approvals will be relatively quick due to the in-place commercial C-2 zoning designation.

## LOCATION

The neighbourhood is considered an excellent multi-family location due to its proximity to transportation and local amenities along East Broadway and Commercial Drive. A few minutes' walk to a full range of shopping, recreation, theatre, entertainment facilities, trendy cafes and restaurants and minutes from Downtown Vancouver. Other location highlights within walking distance include Laura Secord Elementary and Vancouver Technical Secondary Schools, Trout Lake and Central Valley Greenway. The rapid transit Commercial-Broadway Station is only a short walk from the site and is one of the busiest hubs in the city. The area is also in close proximity to the North Shore, the Trans-Canada Highway and the Vancouver Harbour.

## GRANDVIEW WOODLAND PLAN—NANAIMO SHOPPING NODES

Small commercial nodes are located at the intersections of Charles Street, East 1st Avenue, and Broadway. These areas will be enhanced with new mixed-use development, providing ownership opportunities and new shops and services. The highest buildings will be located closest to the intersection. Public realm improvements will further enhance the commercial nodes. (Source: City of Vancouver)



Nanaimo Shopping Nodes Land Use  
 Source: City of Vancouver

This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and completeness independently.