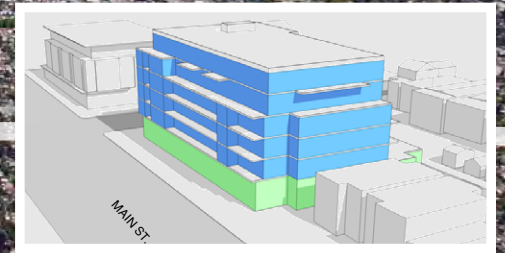


Goodman:

FOR SALE

SIX-STOREY MULTI-FAMILY RENTAL DEVELOPMENT SITE

~165' × 112' (18,487 SF)



KING EDWARD AVE

E 33RD AVE

OAK ST

CAMIE ST

MAIN ST

DEVELOPMENT SITE—AFFORDABLE HOUSING CHOICES INTERIM REZONING POLICY

MAIN & EAST 33RD
VANCOUVER

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

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

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SIX-STOREY MULTI-FAMILY RENTAL DEVELOPMENT SITE

Address

4906, 4924, 4936, 4940 & 4958 Main Street, Vancouver

PIDs

014-902-494, 008-136-831, 014-902-508, 014-902-516,
014-902-524

Legal

Lots 1, 3, 4 and 5, except part In Plan 4481, Block 5 District
Lot 637 Plan 1192 and Lot 2, except the west 10 feet now
road, Block 5 District Lot 637 Plan 1192

Zoning

RT-2 Two-Family Dwelling

Lot size

~165' x 112' (18,487 SF)

Current improvement

1 multi-unit & 4 single-family homes

Development potential

Under the Affordable Housing Choices Interim Rezoning
Policy (AHCIRP) potential to develop a six-storey purpose-built
rental project.

PROPOSED SUITE MIX

Type	Units	Avg. size (SF)
Commercial	4	2,259 SF
Studio	18	460 SF
1 bedroom	6	553 SF
1 bedroom + den	12	601 SF
2 bedroom	7	863 SF
2 bedroom + den	21	838 SF
3 bedroom	1	1,078 SF
Total	69	

Potential FSR 3.3 FSR (61,140 SF buildable)

Net rentable 52,576 SF (9,035 SF for CRU & 43,541 SF
for residential)

Parking 60 stalls (12 for CRU & 48 for residential)

Price **Contact listing agent**

Note: Density, suite mix, parking, and net rentable area based on architectural plans.



LOCATION

One of Vancouver's hottest rental neighbourhoods on the southeast corner of East 33rd Avenue & Main Street.

The site is located in the popular Riley Park neighbourhood of Vancouver conveniently situated near Queen Elizabeth Park, Nat Bailey's Stadium and Hillcrest Community Centre. A prime walkable location, the property is just steps away from Main Street's eclectic variety of bustling cafes, restaurants, antique shops, record stores, fashion boutiques, coffee hangouts, butcher shops, community centres, and a thriving farmers' market.

The subject property features excellent accessibility due to its central location and is well served by major transportation and transit corridors. Conveniently situated near two adjacent bus routes providing easy access to UBC and Downtown. A SkyTrain station is only a short distance away at King Edward and Cambie.

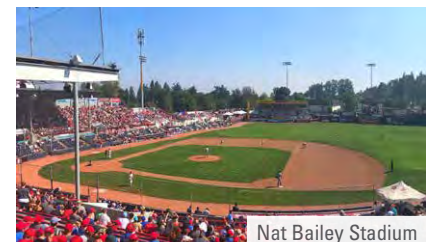
This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and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



Queen Elizabeth Park



Hillcrest Centre



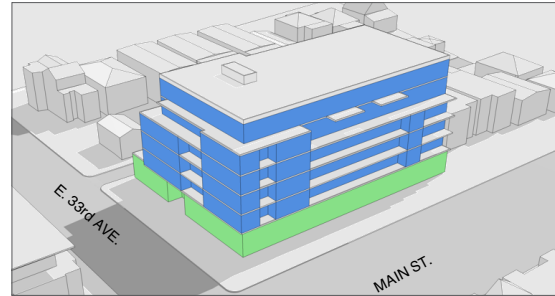
Nat Bailey Stadium

MAIN & EAST 33RD, VANCOUVER

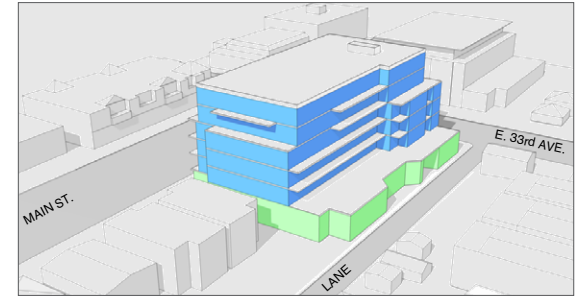
OPPORTUNITY

Rare opportunity to acquire an 18,487 SF rental development site in one of Vancouver's hottest neighborhoods on East 33rd Avenue and Main Street. Currently improved with 1 multi-unit & 4 single-family homes, the properties can be redeveloped to a six-storey multi-family rental building. Enquiry application has been submitted under the Interim Rezoning Policy and a rezoning enquiry and dialogue has commenced with the City of Vancouver. Assuming a 3.3 FSR based on the latest plan, this represents a density up to 61,140 SF or more (concept & proposed only*).

ARCHITECTURAL RENDERINGS



Northwest view



Southeast view

RECENT AND UPCOMING DEVELOPMENTS IN THE IMMEDIATE AREA



MIXED-USE DEVELOPMENT

By Strand Development — 89 rental units
4745-4795 Main St, Vancouver



LITTLE MOUNTAIN

By Holborn — 3–12 storeys (1,400 units)
155 East 37th Ave, Vancouver



EASTPARK

By Boffo Properties — 5 storeys (71 units)
5085 Main St & 5080 Quebec St, Vancouver



JAMES WALK

By Mosaic Homes — 6 storeys (48 units)
168 East 35th Ave, Vancouver



SHIFT LITTLE MOUNTAIN

By Aragon Properties — 6 storeys (43 units)
5089 Quebec St, Vancouver



THE CREST

By Forrester Group — 5 storeys (18 units)
106 East 35th Ave, Vancouver



MULTI RESIDENTIAL DEVELOPMENT

By Aoyuan Canada — 6 storeys (55 units)
4906-4970 Quebec St, Vancouver



OAKRIDGE CENTRE

By Westbank & QuadReal — master plan
41st Ave and Cambie St, Vancouver

Goodman:



DINING & AMENITIES

- 01 Queen Elizabeth Park
- 02 Hillcrest Park, Hillcrest Centre, Nat Bailey Stadium
- 03 Riley Park
- 04 Main Street shopping and dining
- 05 General Brock Elementary School
- 06 Cartier Park
- 07 Columbia Park
- 08 Oakridge Centre
- 09 Eric Hamber Secondary School
- 10 BC Children's Hospital

DEVELOPMENTS

- 01 Mixed-use development by Strand Development
- 02 Little Mountain by Holborn
- 03 Within one block:
 - Eastpark by Boffo
 - James Walk by Mosaic
 - Shift Little Mountain by Aragon
 - The Crest by Forrester Group
 - Multi-family development by Aoyuan
- 04 Oakridge Center master plan

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mark@goodmanreport.com

G:

Goodman Commercial Inc.
560-2608 Granville St
Vancouver, BC V6H 3V3

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