

Goodman:

FOR SALE



EAST VANCOUVER MULTI-FAMILY DEVELOPMENT SITE — “PRIOR-TO” LETTER IN PLACE

DEVELOPMENT SITE

5056–5076 EARLES STREET, VANCOUVER

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**Greater Vancouver's authority
on selling apartment buildings
and development sites**
www.goodmanreport.com

EAST VANCOUVER MULTI-FAMILY DEVELOPMENT SITE

Price

\$15,980,000 (\$278/SF buildable)

Address

5056–5076 Earles, Vancouver

PIDs

011-492-392, 011-492-384, 011-492-376

Legal Description

Lots 12, 13, 14, Except East 10 Feet Now Lane,
Block 5, District Lot 37, Plan 4564

Zoning

RM-9AN Apartment Transition Zone

OCP

Low-Rise Apartment (three/four-storeys)

Lot Size*

29,431 SF (165' × 178')

PROPOSED SUITE MIX*

Type	Units	Avg. size (SF)
Studio	10	449 SF
1 bedroom	9	591 SF
1 bedroom +	4	607 SF
2 bedroom	17	749 SF
2 bedroom +	8	764 SF
2 bedroom + lock-off	4	1,121 SF
3 bedroom	1	910 SF
2 bedroom TH	2	1,019 SF
2 bedroom TH + den	2	1,157 SF
3 bedroom TH	6	1,366 SF
3 bedroom TH + lock-off	2	1,619 SF
Total	65	

* Based on the drawings provided by the seller.
Building 1 would feature 53 apartments and
4 stacked townhouse units; building 2 would
include 8 stacked townhouse units.



OPPORTUNITY

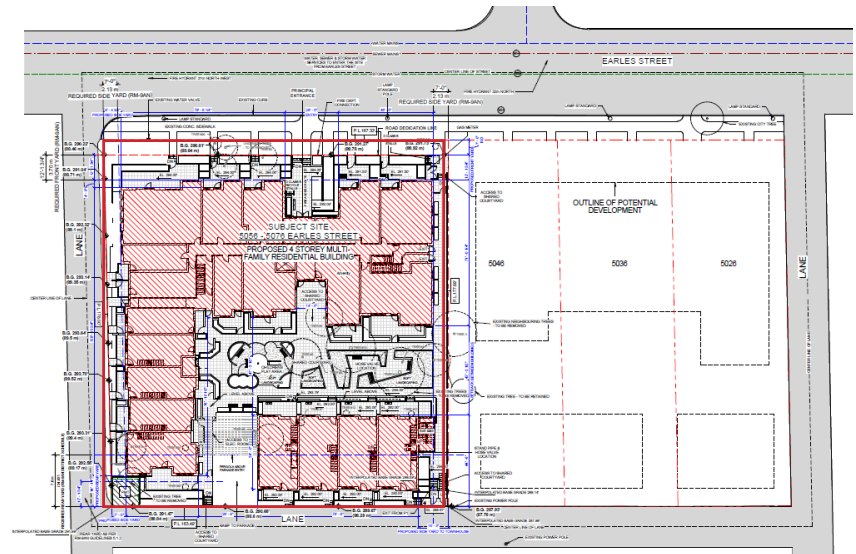
Purchase a development site with plans in place and receipt of a “prior-to” letter. Plans envision the construction of two 4-storey multi-family buildings comprising a total of 65 market strata units over two levels of underground parking. The neighbouring twin site may be considered as part of the offering.

Redevelopment highlights:

- 4 storeys, 65 units
- Proposed FSR of 1.96
- Buildable area of 57,557 SF
- Net sellable area 52,261 SF
- Max building height of 13.7 m
- 89 parking stalls proposed

Available reports:

- Environmental reports
- Architectural plans
- Underpinning and crane swing agreements



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.

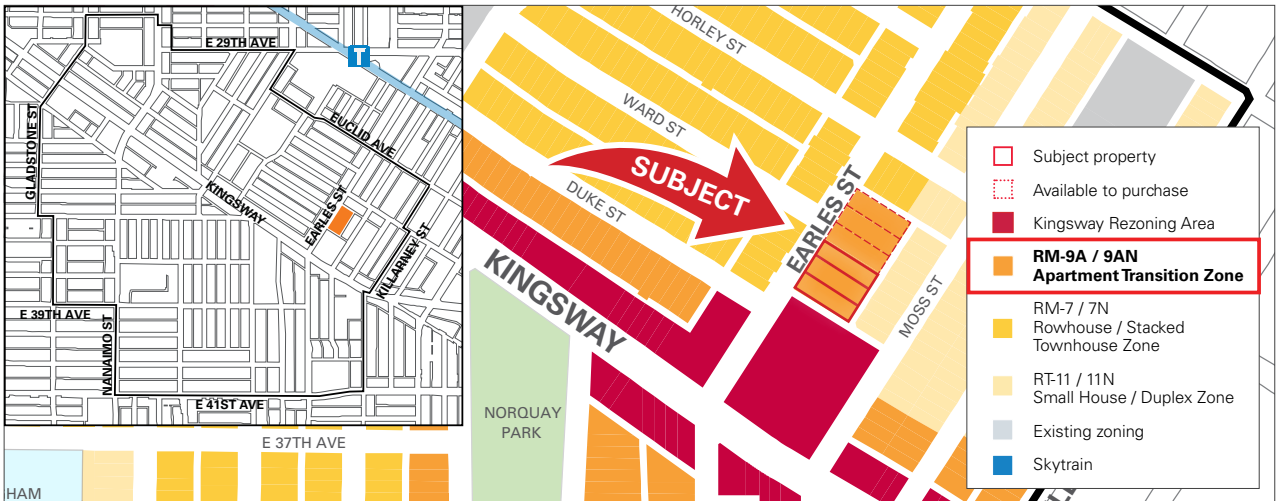
5056-5076 EARLES STREET, VANCOUVER

LOCATION

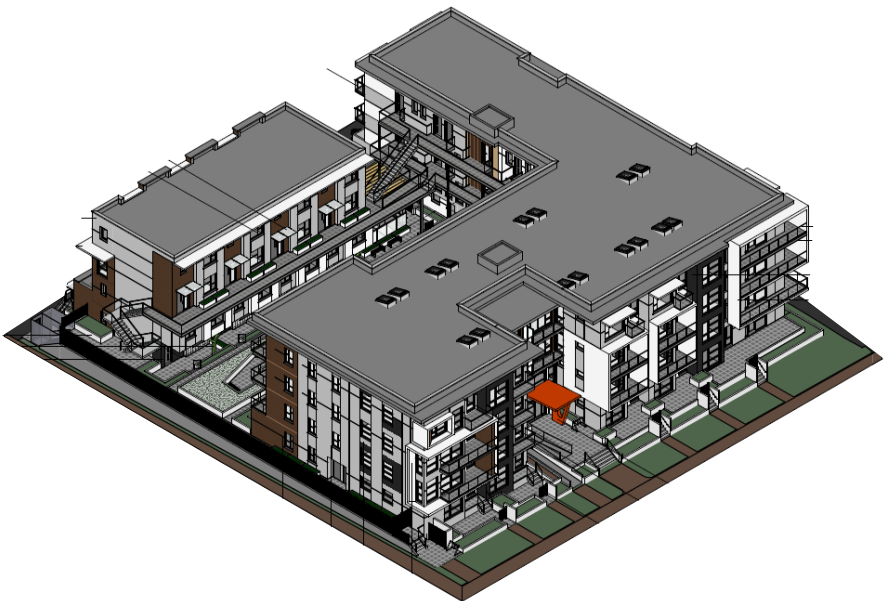
The Norquay Village neighbourhood is located in East Vancouver, with Kingsway being the centre artery. Primarily a residential neighbourhood with single detached homes, the area will soon see rapid change with the addition of apartment projects due to the zoning amendments in 2016.

The 29th Avenue Skytrain Station is a 9 minute walk and ensures easy transportation to Downtown. John Norquay Elementary is a 5 minute walk. Located two blocks to the south along Kingsway are numerous amenities such as Shoppers Drug Mart, the Royal Bank and many cafés and restaurants. Just a few blocks away at 2220 Kingsway, Westbank's "Kensington Gardens" provides 428 new homes, a premium supermarket and other retail amenities.

NORQUAY VILLAGE NEIGHBOURHOOD CENTER PLAN



ARCHITECTURAL RENDERING



Goodman:



SHOPPING & RESTAURANT

- 01** Kensington Gardens, Dollarama, KFC, Shoppers Drug Mart, RBC, Royal Bank
- 02** Purdy's Chcolatier, Off The Grid Waffles
- 03** London Drugs, Safeway, 7-11, TD Canada Trust, RBC Royal Bank, BMO, CIBC, The UPS Store, Tim Hortons, Starbucks, BC Liquor Stores
- 04** Commercial Drive shopping

EDUCATION & COMMUNITY

- 05** John Norquay Elementary
- 06** Gladstone Secondary School
- 07** George T. Cunningham Elementary
- 08** Dr. George M. Weir Elementary School, Killarney Pool & Community Centre, Killarney Secondary School, Waverley Elementary School
- 09** Vancouver Public Library

PARK

- 10** Norquay Park
- 11** Earles Park
- 12** Slocan Park
- 13** Renfrew Ravine Park
- 14** John Hendry Park, Trout Lake
- 15** Collingwood Park
- 16** Killarney Park, Nanaimo Park
- 17** General Brock Park

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