

Goodman:

FOR SALE



BURRARD SLOPES IC-1 ZONED ~20,000 SF DEVELOPMENT SITE CURRENTLY LEASED TO AUTO DEALERSHIP

INVESTMENT PROPERTY / DEVELOPMENT SITE

1717 & 1727 WEST 5TH AVENUE, VANCOUVER

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INDUSTRIAL PROPERTY IN VANCOUVER'S BURRARD SLOPES

Price
Call for price

Address
1717 & 1727 West 5th Avenue,
Vancouver

PIDs
010-823-786, 010-823-816, 010-823-841,
010-823-867, 010-823-913, 010-823-948,
010-823-972

Legal description
Lots 24-30, Block 248,
District Lot 526, Plan 590

Site size
19,593 SF (175' × 112')

Gross leasable area
17,400 SF (estimated)

Development potential & zoning
3.0 FSR under IC-1 zoning

Neighbourhood
Burrard Slopes

Improvements
Automobile showroom & office building

Broadway Plan Study Area
The City's Broadway Plan Refined Directions document indicates the property is located in the Burrard Slopes Mix Employment Area H with the vision: "modest increase in height and density to support innovation and creative economy uses, while maintaining the light industrial function." The draft plan anticipated to be presented to council in 2022.



OPPORTUNITY

A rare opportunity to acquire a turnkey automobile showroom and office building located just southeast of Burrard Street and West 4th Avenue. Improved on a large 19,593 SF lot in Vancouver's Burrard Slopes, the property's large 175' frontage and IC-1 zoning allows for up to 58,779 SF (3.0 FSR) of density comprising a mix of office and light industrial-use space.

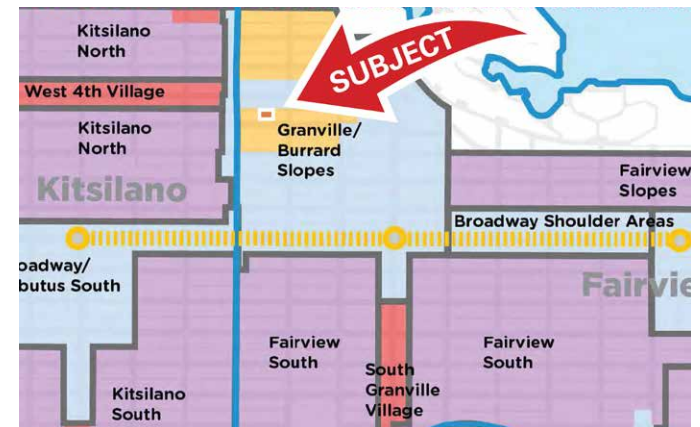
This offering is ideal for owner-users, investors or developers looking to secure a property with exceptional current and future use potential.

SCENARIOS

1. Acquire "as is" with lease in place (ends Dec 31, 2024) with potential for renewal or new lease;
2. Redevelop property up to 3.0 FSR or 58,779 SF;
3. Redevelopment potential based upon the Broadway Corridor Plan, longer term.

LOCATION

1717 W 5th Avenue is located in Vancouver's coveted Burrard Slopes neighbourhood, just south of the Armoury District, the city's premier destination for high-end automobile sales showrooms, designer offices and furniture and décor galleries.



The property is positioned just one block east of Burrard Street and one block south of West 4th Avenue, providing quick access to key arterial routes. Additionally, the subject property is located within walking distance to adjoining residential districts and everyday retail amenities located on West 4th Avenue and Granville Island.

The neighbourhood continues to grow into a true mixed-use community, and the property will further benefit from this growth with the announcement of the new 2-acre Burrard Slopes Park located directly across the street. Lastly, the property is situated within a 10-minute walk to the future Broadway-Granville Subway station which is slated for completion in 2025.