

Goodman:

FOR SALE

MOUNT PLEASANT MULTI-FAMILY REDEVELOPMENT SITE

231' × 123' (~ 28,400 SF)

320 East 15th Avenue, Vancouver



Bethlehem Lutheran Church Lands

MAIN ST

KINGSWAY

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MOUNT PLEASANT MULTI-FAMILY REDEVELOPMENT SITE

List Price
\$18,530,000

Price/SF buildable*
\$450

Municipal Address
320 East 15th Avenue, Vancouver

PID
011-252-715

Legal Description
Lot B Block 98 District Lot 301 Plan 5112

Lot size
231.3' × 122.8' (28,396.56 SF)

Zoning
RM-4

Potential FSR (existing zoning)
41,175 SF buildable
**based on a conditional 1.45 FSR*

Registered Owner
Bethlehem Lutheran Church



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.



OPPORTUNITY

To acquire a redevelopment site in Vancouver, just off Main Street along East 15th Avenue, currently improved with the Bethlehem Lutheran Church ("BLC") and a single family home. The site is rectangular in shape totalling ~28,400 SF with RM-4 zoning designation which allows for a conditional 1.45 FSR (depending on form of development). No rezoning required!



TRAVEL TIMES

- 1 minute to Mount Saint Joseph Hospital
- 6 minutes to Vancouver General Hospital
- 7 minutes to BC Tech Hub
- 9 minutes to Science World
- 10 minutes to Downtown Vancouver
- 20 minutes to UBC



320 EAST 15TH AVENUE, VANCOUVER

LOCATION & NEIGHBOURHOOD

The subject property is located one block east of Main Street on E 15th Avenue in Vancouver's trendy Mount Pleasant neighbourhood.

MOUNT PLEASANT

Mount Pleasant is one of Vancouver's oldest neighbourhoods with a rich history. It is a vibrant area known for its artistic stores, heritage buildings, and arts-focused festivals. Annual community events include The Drift Art on Main Street, Music on Main, the Autumn Shift Festival, and Car Free Vancouver Day Festival. The area is popular with first-time homebuyers, urban professionals, and families.

TRANSPORTATION ROUTES

Major transportation routes in a north/south direction are along Cambie and Main Street, Kingsway and Fraser Street, with east/west travel provided by Broadway, E 12th and E 16th Avenue. It's approximately 10 minutes to Downtown, beaches, and 20 minutes to UBC, making this site a prime and convenient location for redevelopment.

AMENITIES

A sampling of the amenities within walking distance to the subject property include the Center Point Mall, Heritage Hall, Canada Post, G&F Financial Group, Pharmasave, Save-On-Foods, and a variety of restaurants and cafes. Mount St. Joseph Hospital is just steps away on Prince Edward and E 13th Avenue.



MAIN STREET AND KINGSWAY INTERSECTION



VANCOUVER MURAL FESTIVAL

Goodman:



- 01 Tea Swamp Park
- 02 Mount Saint Joseph Hospital
- 03 Heritage Hall
- 04 Robson Park
- 05 Mount Pleasant Park
- 06 Simon Fraser Elementary
- 07 St. Patrick Elementary School
- 08 Kingsgate Mall
- 09 TD Canada Trust, Anh And Chi, Shoppers Drug Mart, Granville Island Toy Company, Pho Goodness, JJ Bean Coffee Roasters

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