

Goodman:

FOR SALE

SHAUGHNESSY MULTI-FAMILY RENTAL DEVELOPMENT SITE

100' x 175' (17,500 SF)

Rezoning application submitted to city under Affordable Housing Choices Policy – **now maxed out!**

Now no further applications permitted within 10 block radius – no competition for end product!



KING EDWARD AVE

GRANVILLE ST

WEST 33RD AVE

OAK ST

GAMBIE ST

4750 GRANVILLE STREET
VANCOUVER, BC

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

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SHAUGHNESSY MULTI-FAMILY RENTAL DEVELOPMENT SITE

Address	4750 Granville Street, Vancouver
PID	010-998-292
Legal	Lot 2 Block 791 District Lot 526 Plan 6011
Zoning	RS-5 One Family Dwelling
Lot size	100' × 175' (17,500 SF)
Current improvement	Wood-frame 2-storey single family home built in 1951 and fully renovated in 2011
Development potential	Plans submitted under IRP for rental

PROPOSED SUITE MIX

Type	Units	Size (SF)
Bachelor	12	466 SF
1 bedroom	8	468 SF
2 bedroom	5	703 SF
3 bedroom	7	950 SF
Total	32	19,262 SF

Parking	19 underground parking
Storeys	4 (proposed)
Potential FSR	1.37

Price **\$5,900,000**

Price/SF (land) **\$337/SF**

Est. price/SF (buildable) **\$247/SF**



LOCATION

The subject property is located on the east side of Granville Street between West 32nd Avenue and Minto Crescent in the Shaughnessy neighbourhood of Vancouver.

Transportation

West Broadway, West 12th, West 16th and King Edward form the major east-west traffic arteries across the city (direct bus access to UBC), while Oak, Granville and Cambie are the major nearby north-south traffic corridors which provide access to and from the downtown core and South Richmond (YVR).

Amenities

Public transportation, shopping and banking is available in the immediate vicinity on Oak Street. Additionally, the Cambie and South Granville corridors are excellent shopping destinations and offer tenants easy access to numerous amenities, art galleries, coffee shops, restaurants, banks and theatre, to name a few.

Travel Times

- 3 minutes to BC Children's Hospital
- 5 minutes to Oakridge Centre
- 5 minutes to South Granville and Vancouver General Hospital
- 12 minutes to Downtown Vancouver



Oakridge Centre



VanDusen Botanical Garden



Quilchena Park

4750 GRANVILLE STREET, VANCOUVER

OPPORTUNITY

Rare opportunity to acquire a large RS-5 zoned lot improved with a fully renovated home (with in-law suite) in Vancouver's affluent Shaughnessy neighbourhood.

- Site size: 100' x 175' (17,500 SF)
- Architectural drawings and floor plans available
- Plans submitted under IRP
- Proposed development: 4-storey rental building with 32 suites and 19 underground parking

ARCHITECTURAL RENDERINGS



NW aerial



West elevation

RECENT AND UPCOMING DEVELOPMENTS IN THE IMMEDIATE AREA



OAKRIDGE CENTRE

By Westbank & QuadReal

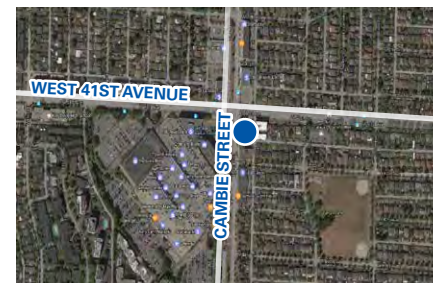
Future high-density mixed-use



OAKRIDGE TRANSIT LANDS

By Modern Green Development

Future master-planned community



CAMBIE & W. 41ST AVE

By Coromandel Properties

Proposed future development



OAKRIDGE LUTHERAN CHURCH

By Catalyst Community Developments

6-storey mixed-use & church replacement



CONESSA

By Pure West Financial

Two 6-storey buildings (134 units)



ASTON

By Listraor

4 storeys (12 units)



HAWTHORNE

By Pennyfarthing Homes

7 storeys (44 units)



THE PARKER

By Townline & Oakridge United Church

6 storeys (49 units) & church replacement

Goodman:



DOWNTOWN VANCOUVER

BROADWAY EXTENSION

KING EDWARD STATION

OAKRIDGE & 41ST

EDUCATION & AMENITIES

- 01** Vancouver College High School
- 02** York House School, Shaughnessy Elementary School, Little Flower Academy
- 03** Quilchena Park
- 04** Prince of Wales Secondary School, Prince of Wales Park
- 05** Quilchena Elementary, Point Grey Secondary School
- 06** Montgomery Park, Sir William Osler Elementary
- 07** Eric Hamber Secondary School, Oak Meadows Park
- 08** Queen Elizabeth Park

SHOPPING & DINING

- 01** Truffles Café, Seasons in the Park
- 02** Starbucks, Tim Hortons, Second Cup
- 03** Dragon Ball Tea House, Safeway, BMO, RBC, TD, Starbucks, Liquor Store
- 04** HSBC Bank, L'Occitane, Meinhardt Fine Foods, West Elm, CIBC, Shoppers Drug Mart, West Restaurant, TD Canada Trust, Heirloom Vegetarian Restaurant, TD
- 05** Oakridge Centre

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

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