

FOR SALE

1535 & 1555 E 1ST AVE

VANCOUVER, BRITISH COLUMBIA

TWO SIDE-BY-SIDE APARTMENT BUILDINGS
REDEVELOPMENT OPPORTUNITY
WITH HOLDING INCOME

1535 E 1st Ave - 13 Suite Apartment Building



1555 E 1st Ave - 13 Suite Apartment Building



OPPORTUNITY

HQ Commercial has been retained by the owner's on an exclusive basis to sell the 100% interest in these two apartment buildings located in the Grandview-Woodlands neighbourhood of Vancouver. The properties are strategically located just one block from the trendy Commercial Drive area. This is a rare opportunity to acquire two well-maintained, side-by-side rental apartment buildings in an area that is seeing an increased demand for rental housing. The New Grandview-Woodlands OCP may allow the sites to be assembled and redeveloped as a **new purpose-built rental apartment building.**

HQ

Commercial

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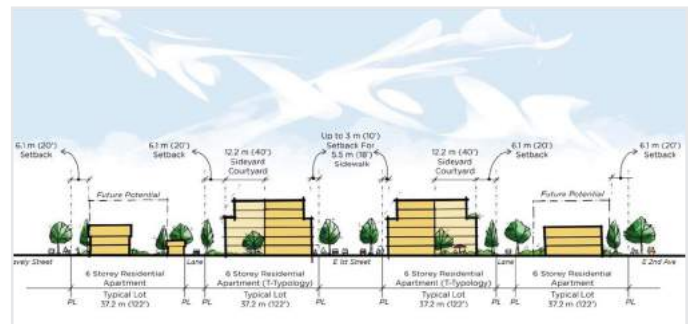
Office 604 899 1122
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hqcommercial.ca

PROPERTY DETAILS

Civic Address:	1535 E 1st Ave Vancouver, BC	Civic Address:	1555 E 1st Ave Vancouver, BC
Neighborhood:	Grandview-Woodlands	Neighborhood:	Grandview-Woodlands
Legal Description:	PL VAP9072 LT E BLK 62 264A LD 36	Legal Description:	PL VAP9072 LT F BLK 62 264A LD 36
PID:	006-721-753	PID:	008-230-242
Lot Size:	8,632 SF	Lot Size:	8,631 SF
Dimensions:	75.08' x 114.98'	Dimensions:	75.08' x 114.97'
Zoning:	RM-4N	Zoning:	RM-4N
Year Built:	1958	Year Built:	1958
Property Tax:	\$9,466.69 (2017)	Property Tax:	\$9,466.69 (2017)

REDEVELOPMENT POTENTIAL

Combined Site Area:	17,263 SF
FSR:	2.4
Buildable:	41,431 SF
Frontage:	150 FT
Height:	Up to 6 floors



OVERVIEW

The property is conveniently located one block west of the vibrant Commercial Drive corridor. Commercial Drive is a trendy neighbourhood with cafes, bakeries, and European restaurants.

This area continues to grow and has evolved into one of the trendiest neighbourhoods in Vancouver. The neighbourhood is well serviced by transit via commercial drive and the Broadway Bus Corridor. The Commercial-Broadway Skytrain is just minutes away and provides access to Downtown Vancouver and throughout the Lower Mainland.

The desirable amenities and demand for premier rental housing presents a unique opportunity to acquire a truly irreplaceable development site at the epicenter of new ongoing and proposed development area.



CALL AGENT FOR PRICING DETAILS



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