

HQ

Commercial

FOR SALE

FUTURE REDEVELOPMENT SITE WITH
“AAA” INVESTMENT OPPORTUNITY

850 SW MARINE DRIVE,
VANCOUVER



HQ

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DRIVING
DISTANCE

3 minutes to
**Marine Gateway
SkyTrain Station**

24 minutes to
Downtown Vancouver

10 minutes to
**YVR Airport &
Richmond**

Metrotown

Langara College

Langara-49th
Avenue Station

Langara Golf
Course

Marine Gateway

GEC Marine
Gateway

Marine Drive Station

Subject

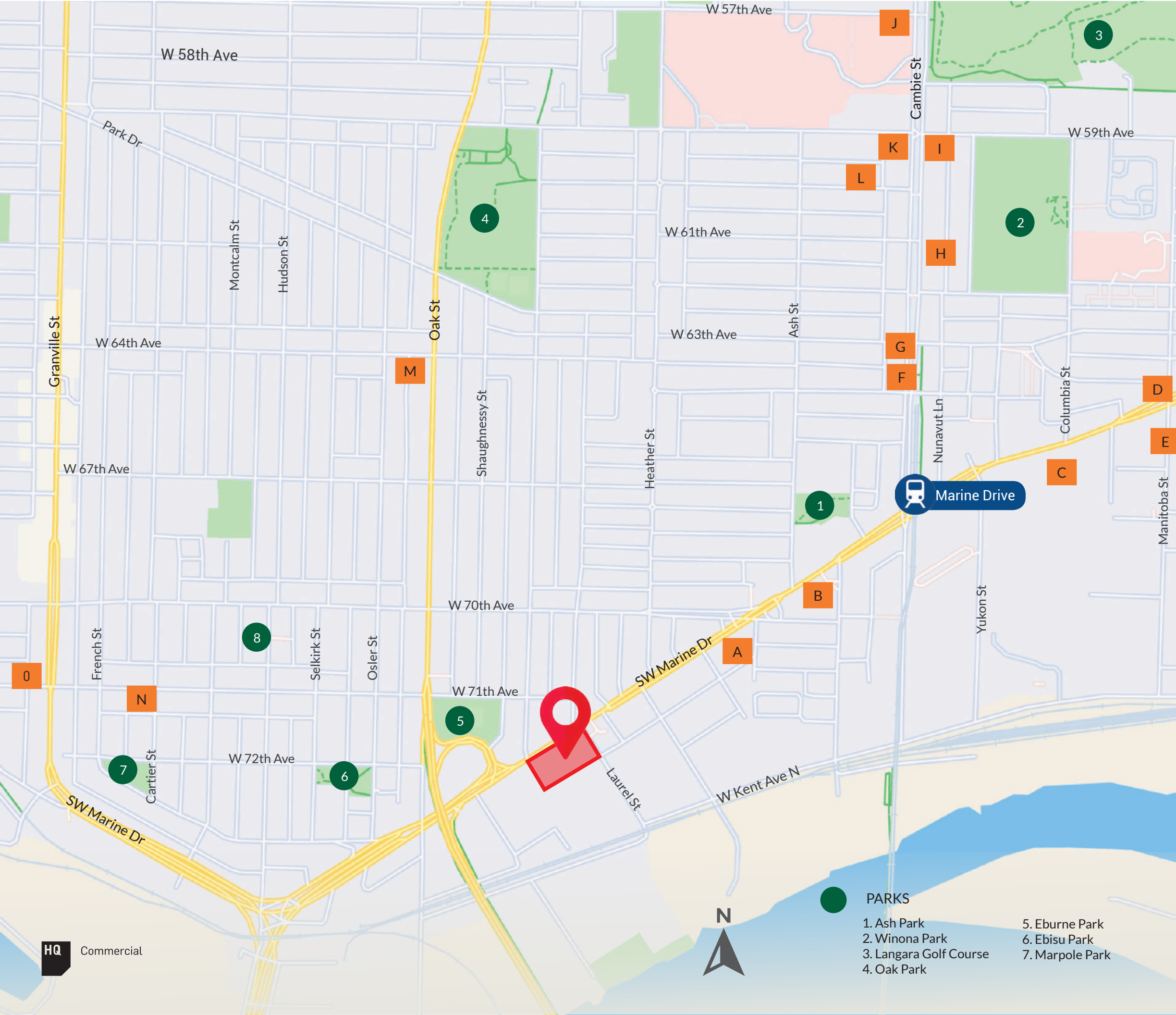
Ebisu Park

Oak Street Bridge

460 ft Frontage
on SW Marine Dr

201 ft Depth
on Laurel St

N



DEVELOPMENTS

- A** 750 SW Marine Dr
4.94 FSR
Mixed-Use
- B** 622 SW MARINE DR
6.68 FSR
Multifamily
- C** 396 SW MARINE DR
4.5 FSR
Mixed-Use
- D** 185-193 SW MARINE DR
2.36 FSR
Multifamily
- E** 8188 MANITOBA ST
2.42 FSR
Mixed-Use
- F** 7969-7989 CAMBIE ST
2.46 FSR
Multifamily
- G** 7929-7949 CAMBIE ST
2.59 FSR
Multifamily
- H** 7755 YUKON ST
1.93 FSR
Multifamily
- I** 7510 CAMBIE ST
2.93 FSR
Mixed-Use
- J** 500 W 57TH AVE
720,264 SF of floor space
Mixed-Use
- K** 7525 CAMBIE ST
3.54 FSR
Multifamily
- L** 515 W 60TH AVE
1.2 FSR
Multifamily
- M** 8029-8225 OAK ST & 1012 W 64TH AVE
3.1 FSR
Mixed-Use
- N** 8709 CARTIER ST
1.35 FSR
Multifamily
- O** 8655 GRANVILLE ST
4.1 FSR
Multifamily

- PARKS**
- 1. Ash Park
 - 2. Winona Park
 - 3. Langara Golf Course
 - 4. Oak Park
 - 5. Eburne Park
 - 6. Ebisu Park
 - 7. Marpole Park

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OPPORTUNITY

This is a rare opportunity to acquire a long term, single “AAA” tenanted property with future redevelopment potential in Vancouver’s Westside. Strategically located with over 460 feet of frontage on busy SW Marine Drive, this 2.12 acre site is leased to MCL Motors “Honda” dealership.

LOCATION

The property is minutes from the many new developments in the immediate area, and is adjacent to the Oak Street bridge which offers quick access to Downtown Vancouver. It also provides easy and convenient access to Marine Gateway Skytrain Station, YVR Airport and Richmond.

SALIENT FACTS

BUILDING	45,621 SF APPROX. ON 3 FLOORS
LAND SIZE	92,527 SF APPROX.
BUILDABLE	277,580 SF APPROX. WITH 3 FSR
PID	004-083-024
ZONING	I-2 (INDUSTRIAL)
YEAR BUILT	1970
TAXES (2021)	\$198,563
PRICE	CONTACT AGENT

HIGHLIGHTS

Walking distance to variety of amenities.

Transit friendly.

Property is zoned I-2 which allows for a range of uses, some of which include:

10 minute commute to YVR Airport.

manufacturing, storage utility, assembly and service oriented uses.

Great holding income

Ample parking.

Large redevelopment site



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