

FOR SALE

**Mount Pleasant
Income Property**

**141 E. 7TH AVENUE
VANCOUVER, BC**

- High exposure property next to the Main and Kingsway intersection fronting on E. 7th Avenue
- Prime location 2 blocks from future Main Street SkyTrain Station
- 9,400 square foot building
- I-1 zoning allowing 3 FSR with potential greater density

ASKING \$7,800,000



OPPORTUNITY

This is an opportunity to purchase a 9,400 square foot stand alone office building in the heart of Mount Pleasant two blocks from a the future Main Street SkyTrain location. This property is ideal for an owner occupier that prefers an entire building rather than renting or a strata building.

LOCATION

The property is minutes from downtown Vancouver, the new St. Paul's hospital and Emily Carr University.

The location is exceptionally located at Main and Kingsway just blocks from the future Main Street SkyTrain location, Mount Pleasant Community Centre and a future park next door.

The building is located on a corner with a lane to the east and north and East 7th Ave to the south. This corner location provides great natural light from three sides and excellent street visibility from Main and Kingsway.

SITE DESCRIPTION

The property is on a corner 46 by 122 lot with a lane to both the east and south and fronting onto E. 7th Ave. The total site area is 5,612 square feet.

THE BUILDING

The building is three levels with an existing tenant on the first and second floors and owner occupied on the third level.

The top floor has been fully renovated with new flooring, walls and ceiling. In addition, the third floor has a large patio with expansive views.

The building is concrete construction with a loading bay on the ground level and phase 3 power.



141 EAST 7TH AVENUE, VANCOUVER BC

ENVIRONMENTAL

A phase I environmental report from 1996 is available for review.

OFFICIAL COMMUNITY PLAN (OCP)

The property fits within the Mount Pleasant Community Plan. As shown in the box bellow, the property is being considered for greater integration with the intersection at Main, Broadway and Kingsway.

ZONING

The zoning is I-1 industrial allowing up to 3.0 FSR upon redevelopment. The zoning to the north allows up to 5.0 FSR. The zoning is under review with the new Broadway Skytrain line to integrate with the C-3A zoning to the south.

LEGAL DESCRIPTION

141 East 7th Avenue
PID: 015-553-981
Lot 12 Block 37 District Lot 200A Plan 197

ASKING PRICE

\$7,800,000

DEVELOPMENT SUMMARY

SITE AREA (SF)	5,612 square feet
ZONING	I-1 - 3.0 FSR
MAXIMUM BUILDABLE	16,836 SF
OCP	Mount Pleasant
GROSS TAXES (2017)	\$39,102.16

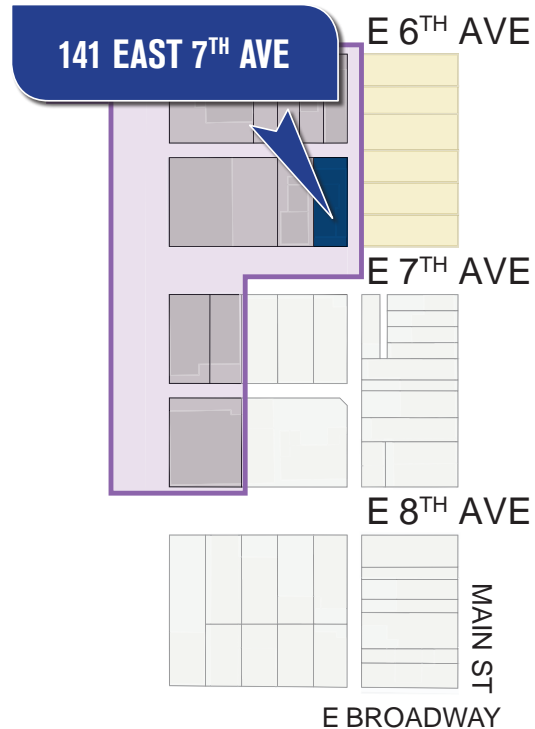


Future consideration as part of the Broadway Corridor planning

The City is proposing to review land use in this area as part of the future Broadway Corridor planning.

This change will allow for:

- Better integration with existing C-3A zoning and proposed uses near the intersection of Broadway, Kingsway, and Main Street
- More appropriate uses and building types in relation to existing heritage buildings and residential uses
- Greater consideration of the area's close proximity to rapid transit in land use designations



KARIM WINSOR
Personal Real Estate Corporation

TEL **604 319 6439**
EMAIL karim@karimwinsor.com



141 EAST 7TH AVENUE, VANCOUVER BC



www.karimwinsor.com

KARIM WINSOR
Personal Real Estate Corporation

TEL 604 319 6439
EMAIL karim@karimwinsor.com

