

FOR SALE

**NAI**Commercial

An aerial photograph of a residential neighborhood. The houses are mostly single-story with various roof colors. A prominent feature is a tall, modern multi-story apartment building with a white facade and orange accents. In the center of the image, a rectangular area is outlined in red, indicating a development site. The surrounding area includes streets, trees, and other commercial or residential buildings.

# The Franklin

**DEVELOPMENT SITE ACROSS FROM KOOTENAY LOOP BUS EXCHANGE**

# THE OPPORTUNITY

NAI Commercial is pleased to present the rare opportunity to acquire The Franklin (the “Site” or the “Property”) located at steps across from the Kootenay Loop Bus Exchange — an approximately 12,070 SF development opportunity with value-add potential, located in close proximity to Burnaby Heights, the PNE, and a direct route to North Vancouver via the Iron Workers Memorial Bridge.



THE FRANKLIN	
3602 FRANKLIN ST	
YEAR BUILT	1944
LOT SIZE	4023.49 ft <sup>2</sup>
3612 FRANKLIN ST	
YEAR BUILT	1944
LOT SIZE	4023.74 ft <sup>2</sup>
3618 FRANKLIN ST	
YEAR BUILT	1994
LOT SIZE	4023.74 ft <sup>2</sup>
POTENTIAL TO ADD: 3622 FRANKLIN ST	
LOT SIZE	4024.25 ft <sup>2</sup>



POTENTIAL ASSEMBLY


  
**KOOTENAY  
 LOOP  
 EXCHANGE**

**SALIENT DETAILS**

<b>CIVIC ADDRESS</b>	3602, 3612,3618 Franklin St, Vancouver Canada
<b>PID</b>	014-606-259, 014-606-267, 014-606-275
<b>SITE AREA</b>	12,070.97 ± SF (Potential to a total of 16,095.22 SF)
<b>CURRENT ZONING</b>	R1-1 Residential Inclusive Zone
<b>NCP</b>	Hastings-Sunrise
<b>PRESCRIBED DISTANCE</b>	200m or less
<b>MINIMUM ALLOWABLE DENSITY (FAR)</b>	Up to 4.0
<b>MINIMUM ALLOWABLE HEIGHT (STOREYS)</b>	Up to 12
<b>TOA</b>	Bus Exchange



**SUBJECT PROPERTY**

  
**7.5KM**

**DOWNTOWN VANCOUVER**

**HASTINGS ST**



**TRANS CANADA HWY**

**BOUNDARY RD**

**91**  


**WALKER'S PARADISE**

**COMMUTE TIMES**

	 <b>DRIVING</b>	 <b>TRANSIT</b>
Downtown Vancouver	<b>20 min</b>	<b>35 min</b>
Simon Fraser University	<b>15 min</b>	<b>25 min</b>
North Vancouver	<b>15 min</b>	<b>30 min</b>
Capilano University	<b>12 min</b>	<b>30 min</b>

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