



FOR SALE

25,382 SF Prime Redevelopment Site in East Vancouver

720 - 790 Clark Drive & 1320 E Georgia Street, Vancouver

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Accelerating success.

Flagship Corner Site in East Vancouver Prime for Redevelopment.



Corner property of scale on the border of Strathcona and Grandview-Woodland



Potential access and exposure along 3 frontages: Clark Drive, Adanac Street and East Georgia Street

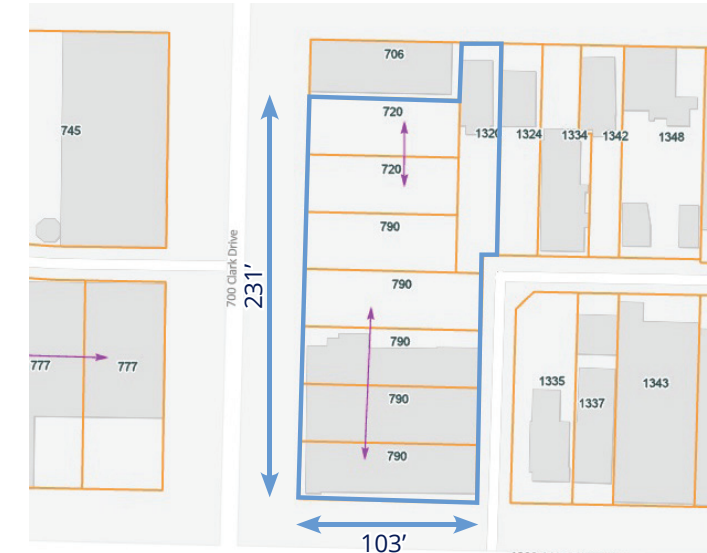


Minutes from the brand new St. Paul's Hospital in False Creek Flats



Flexible and newly expanded I2 zoning which now allows:

- Medical and dental offices
- Professional uses such as accountants
- A broad spectrum of light industrial uses



PROPERTY DETAILS

Civic Address 720 Clark Drive, 790 Clark Drive & 1320 E Georgia Street, Vancouver BC

Zoning I-2 Industrial

Site Size	720 Clark Drive	5,803 SF
	720 Clark Drive	2,891 SF
	790 Clark Drive	13,631 SF
	1320 E Georgia Street	3,057 SF
	Total	25,382 SF

FSR 3.0

Current Improvements 13,000 SF including warehouse & office on 2 levels. Completely paved yard area with secure parking.

Availability Please contact the listing agents

Developable Density Approximately 76,146 SF (to be confirmed)

- Features
- Corner property with frontage on Clark Drive, Adanac Street & E Georgia Street
 - Walking distance to extensive amenities on Venables Street
 - Minutes from the brand new St. Paul's Hospital
 - Updated I-2 zoning now allows for medical, dental and professional uses
 - Prime redevelopment property in the up and coming Strathcona-Grandview Woodland area
 - Sought-after live-work-play location with extensive skilled labour force nearby
 - Excellent transit options within walking distance

Asking Price \$17,990,000

The Centre of It All

Located in the heart of East Vancouver, the site is positioned centrally between downtown Vancouver, Mount Pleasant, North Shore and Highway 1, which connects the development to the entire Metro Vancouver area. Within minutes from Venables Street and the new St. Paul's Hospital and Health Campus in False Creek Flats, the site boasts convenient access to abundant amenities, restaurants and services, catering to a coveted live-work-play lifestyle.

It's located right on the Adanac Bikeway along Union Street – Adanac Corridor, one of the city's busiest cycle routes that connects downtown Vancouver to Burnaby's Francis Union Bikeway and is very close to the VCC-Clark SkyTrain station, part of the Millennium Line, which will be linked directly to the extension of the Broadway Subway Project.



40+ Restaurants

Havana Vancouver
La Mezcaleria
Pepino's Spaghetti House
Yolks



100+ Businesses

Lifelabs Medical Services
Microbion Corporation
Parker Street Studios
Werklab Inc



15+ Local breweries

East Van Brewing
Company Off the Rail
Brewing Co.
Strange Fellows Brewing

25+ Cafes




Agro Roasters
JJ Bean Coffee Roasters
Moja Coffeee
Prado Coffee

Thriving Neighbourhood




FOOD & DRINKS

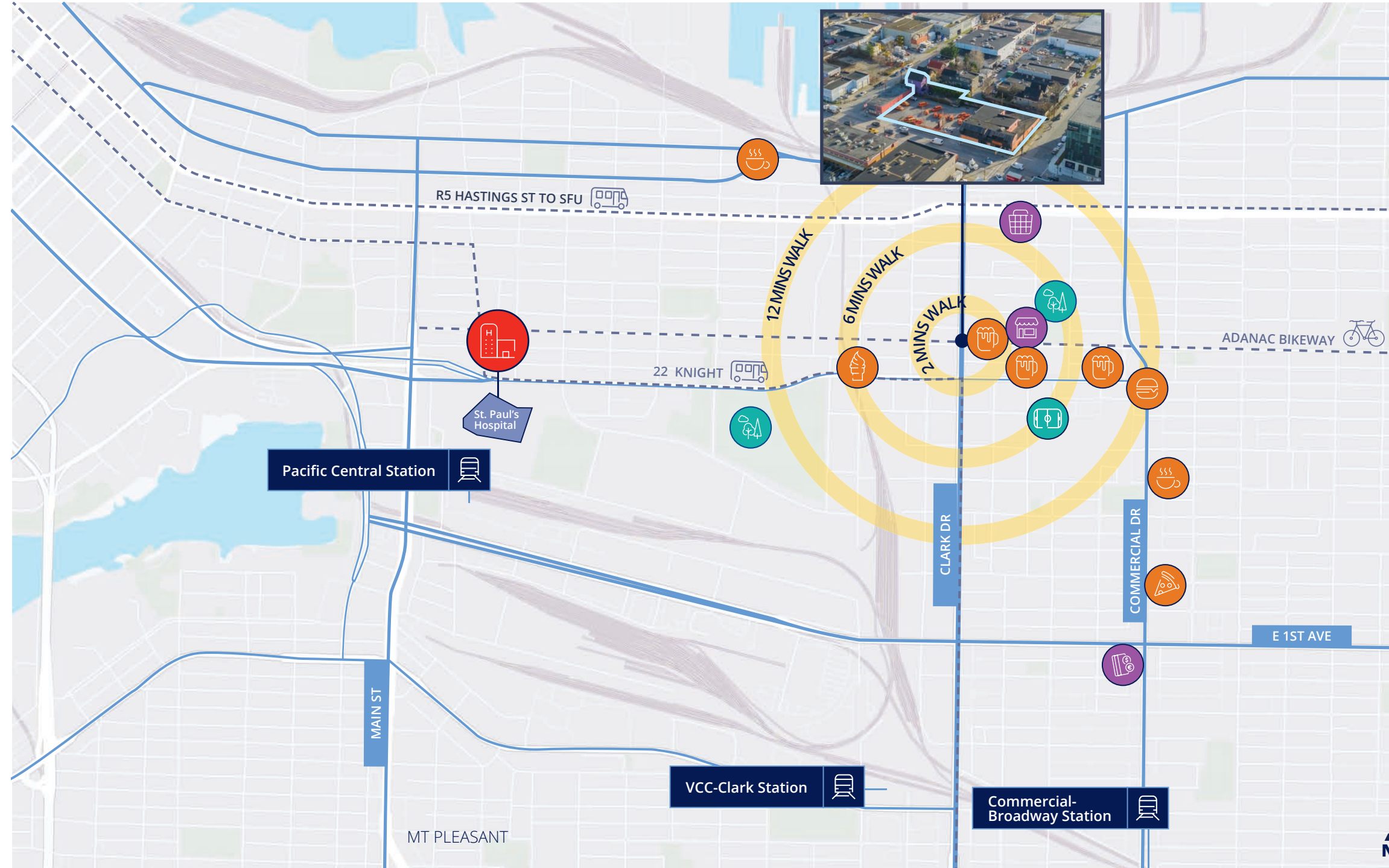
-  Starbucks
-  La Casa Gelato
-  Off the Rail Brewing
-  Bomber Brewing
-  Downlow Chicken Shack
-  East Van Brewing Company
-  Joe's Coffee Bar
-  Sopra Sotto Pizzeria

SERVICES

-  No Frills Grocery
-  Bicicletta
-  Royal Bank

PARKS & COMMUNITY

-  Brittania Rink
-  Strathcona Skate Park
-  Woodland Park



Drive Times

NEW ST. PAUL'S HOSPITAL

6 minutes

SEABUS & TERMINUS STATION

7 minutes

MOUNT PLEASANT

8 minutes

HIGHWAY 1

15 minutes

KITSILANO

18 minutes



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