



Downtown Vancouver

Main Street-Science World SkyTrain Station

Mount Pleasant SkyTrain Station

Subject Property

MAIN STREET

EAST 12TH AVENUE

KINGSWAY

FOR SALE

245-261 EAST 12TH AVENUE  
Vancouver, BC

Opportunity to acquire a high-rise development site situated on 30,195 square feet of land located in the amenity-rich neighborhood of Mount Pleasant, in close proximity to the Mount Pleasant SkyTrain Station.

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**AVISON  
YOUNG**

# 245-261 East 12th Avenue

VANCOUVER, BC

## Opportunity

Avison Young is pleased to present a prime residential development opportunity located at 245 & 261 East 12th Avenue, Vancouver (the "Property"). The Property is currently improved with a commercial building and surface parking lot situated on 30,195 square feet of land. With the recent adoption of the Broadway Plan, the Property offers significant redevelopment potential, with generous site dimensions and excellent street exposure along East 12th Avenue and Sophia Street in the heart of Vancouver. Its ideal location and designation within the Broadway Plan (Mount Pleasant South Apartment Areas - Area A - MSAA), coupled with its size, make it a perfect candidate for redevelopment. Specifically, the Property's designation allows for development up to a 6.5 FSR and 20 storeys in height. A future tower(s) on the Property will enjoy stunning, unobstructed views, and a prime transit-oriented location, being just 240 metres from the upcoming Mt. Pleasant SkyTrain Station located at Broadway and Main Street.



## The Salvation Army



The Salvation Army began its work in London, England, in 1865 as The Christian Mission when William Booth, a minister, abandoned the conventional concept of a church and a pulpit and took his message of hope to the poor, the homeless, the hungry and the destitute. By 1867 the organization had developed into a ministry offering basic schooling, reading rooms, penny banks, soup kitchens and relief aid to the destitute. In 1878, the organization changed its name to The Salvation Army. The Salvation Army is the largest non-governmental direct provider of social services in the country, serving more than 3 million people last year, in 400 communities across Canada. The Salvation Army offers unprecedented support to society's most vulnerable and is committed to making a meaningful influence in the lives of individuals and families in need.

## Marketing and Sale process (Request for Offers "RFO")

The Governing Council of the Salvation Army of Canada (the "Vendor"), through Avison Young, is running a marketing and sale process for the sale of the Property whereby they are seeking Request for Offers ("RFO") from qualified prospective purchasers that have executed the required confidentiality agreement ("CA"). All prospects will be provided the opportunity to submit a standardized letter of intent ("LOI"), that will be available in the data room, for review by the Vendor. The LOI will outline the requirements for submission, preferred terms and structure of the potential transaction, aside from price and timelines, as well as other applicable components for consideration by the Vendor when reviewing submissions.



## Property details

### PROPERTY ADDRESS

245 – 261 East 12th Avenue, Vancouver

### PID'S

015-609-545, 015-609-481, 015-609-502, 015-609-464,  
015-609-537, 015-609-529

### LEGAL DESCRIPTION

The South ½ of Lot 9, Lot A of Lots 9 & 10, The South ½ of Lot 10, Lot 11, Lot 12, Lot 13 Block 115 District Lot 301 Plan 187

### LOT SIZE

30,195 sf

### CURRENT ZONING

RM-4N Multiple Dwelling

### BROADWAY PLAN LAND USE DESIGNATION

Mount Pleasant South Apartment – Area A (MSAA)

### MAXIMUM POTENTIAL DENSITY

6.5 Floor Space Ratio (“FSR”)

### MAXIMUM HEIGHT

20 storeys

### MAX BUILDABLE AREA

196,268 sf gross buildable area

### FINANCING

Treat as clear title

### SALE STRUCTURE

Asset Sale

### PRICING GUIDANCE

Contact listing agents

## Opportunity highlights



Large 30,195 sf high-density, residential development site with no assembly required



Efficient site dimensions for redevelopment (248 ft X 122 ft)



Broadway Plan designation allowing for up to 6.5 FSR and 20 storeys in height



Transit-oriented development – less than 250 metres away from Rapid Transit



Ideal location – just steps away from the vibrant Main Street shopping and pedestrian district with access to all major transportation options



No tenant relocation and protection policy (“TRPP”) applicable to the site



Clean Phase 1 environmental report available in the data room for review upon execution of a CA



Vendor will occupy and own 11,000 – 13,000 square feet of commercial space upon redevelopment

## DEVELOPMENT POTENTIAL

### Broadway Plan - MSAA

Source: Broadway Plan

#### BUILT FORM

Tower

#### MAXIMUM HEIGHT

20 storeys

#### MAXIMUM DENSITY

6.5 FSR

#### MINIMUM FRONTAGE

150 ft

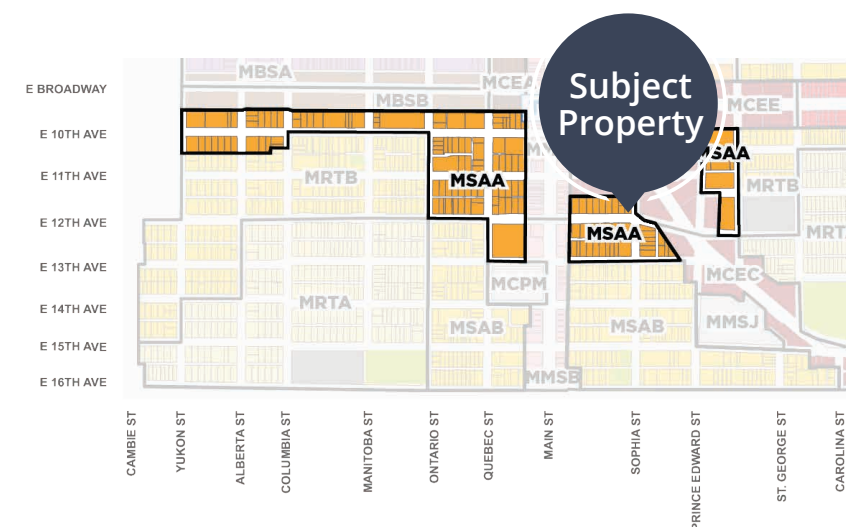
#### USE

Residential rental development whereby a minimum of 20% of the residential floor area is required to be secured at below-market rents

#### ADDITIONAL POLICIES

The tower limitation was revoked for this block

Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.



# Mount Pleasant neighbourhood

The Property is located just steps away from the vibrant Main Street, in the heart of Vancouver's increasingly popular Mount Pleasant neighborhood. This premiere transit-oriented location blends urban convenience with a strong professional community-oriented consumer base. Mount Pleasant has evolved into one of the city's most sought-after areas, especially for young professionals, families, and creatives.

Mount Pleasant boasts a unique character, with tree-lined streets and charming historic architecture alongside trendy cafes, boutiques, and breweries. The neighborhood is home to a lively arts scene, with local galleries, public art installations, and cultural events adding to the area's creative energy. Residents enjoy an abundance of green spaces and public facilities, including the nearby Robson Park and access to Hillcrest Community Centre, which is a short 5-minute drive to the south.

The Property location places you within walking distance of some of the city's best dining, shopping, and entertainment. Whether it's grabbing a coffee at a local café, enjoying a meal at a trendy restaurant, or checking out the latest art exhibit, everything is easily accessible. With direct access to public transit and proximity to downtown Vancouver, Mount Pleasant also offers an ideal balance of urban accessibility and residential tranquility.

## Amenities

### RESTAURANTS & CAFES

- |   |                           |
|---|---------------------------|
| 1. 49th Parallel Café & Lucky's Doughnuts | 10. The Basic             |
| 2. Good Co.                               | 11. Browns Craffthouse    |
| 3. HYDE on Main                           | 12. El Camino's           |
| 4. JJ Bean Coffee Roasters                | 13. Sushi Hil             |
| 5. Sushi Mura                             | 14. Lucy's Eastside Diner |
| 6. The Watson                             | 15. Sing Sing             |
| 7. Burgoo                                 | 16. Burdock & Co          |
| 8. Forecast Coffee                        | 17. Tocador               |
| 9. Kaori Izakaya                          | 18. Afuri Ramen           |

### SHOPPING & SERVICES

- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| 1. Save-On-Foods (Grocery)        | 4. TD Canada Trust Branch and ATM |
| 2. Brewery Creek Cold Beer & Wine | 5. Turnabout                      |
| 3. Shoppers Drug Mart             | 6. BCLIQUOR                       |

## Travel times

### Downtown

**9 MINUTE** drive  
**19 MINUTES** by transit

### Vancouver International Airport

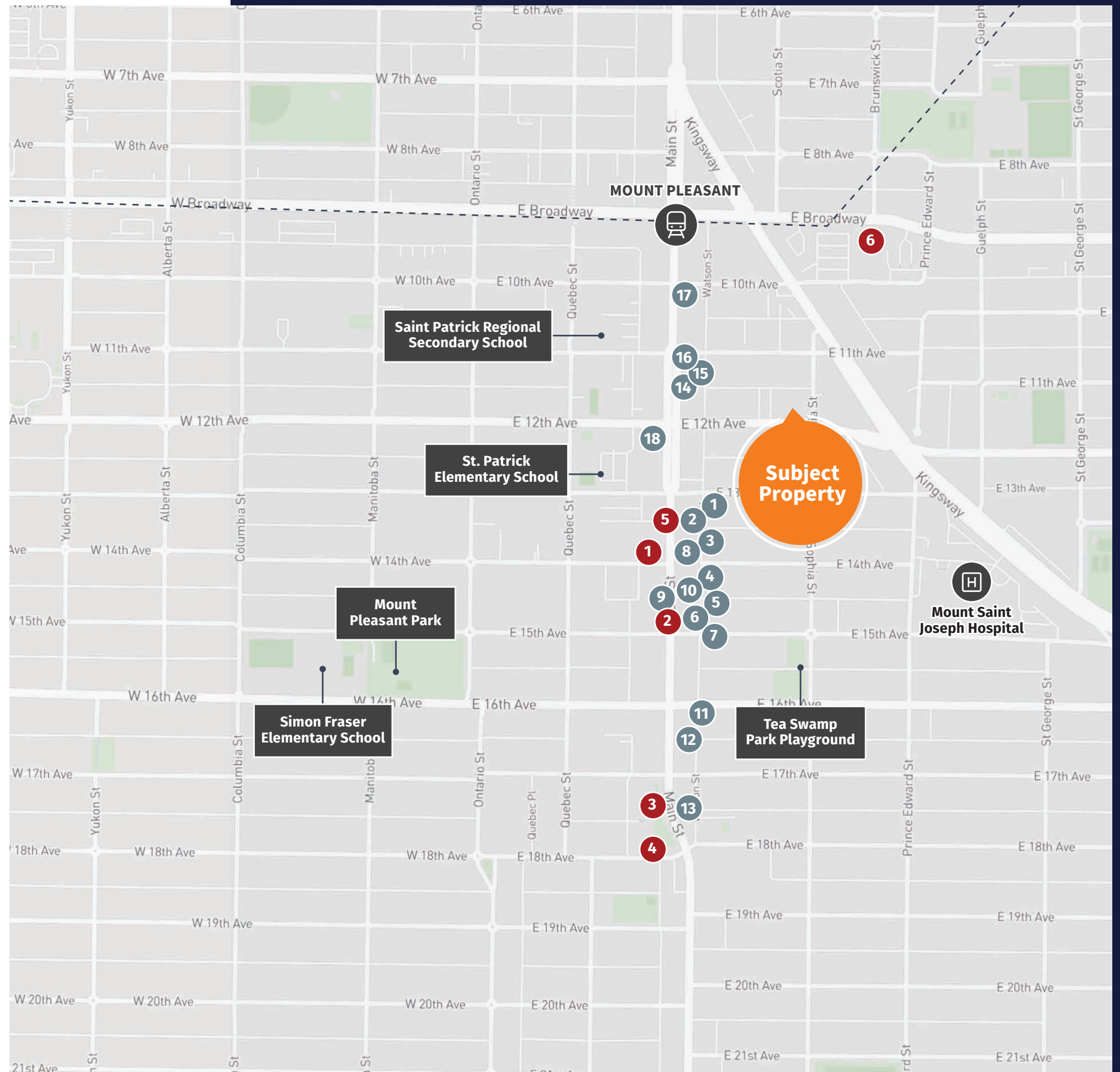
**18 MINUTE** drive  
**34 MINUTES** by transit

### University of British Columbia

**16 MINUTE** drive  
**27 MINUTES** by transit

### Oakridge Centre

**8 MINUTE** drive  
**21 MINUTES** by transit



# Contact for more information

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