

Land Assembly Opportunity Within a TOD Tier 2 Zone



2669 & 2675 Vanness Avenue

Vancouver, BC

19,492 SF LAND ASSEMBLY | COURT ORDERED SALE





THE OPPORTUNITY

Iconic Properties Group is pleased to present a rare court-ordered sale and potential land assembly opportunity at 2669 & 2675 Vanness Avenue. The two adjacent properties offer a combined site area of approximately 19,492 SF, creating a compelling opportunity for future high-density residential development.

Located within a TOD Tier 2 zone, the site allows for density up to 4.0 FSR and heights up to 12 storeys. With close proximity to transit and Vancouver's continued focus on transit-oriented growth, the assembly presents strong redevelopment potential.

The properties also offer potential holding income through four rentable units, with two units on each lot, generating approximately \$10,000 per month while planning, permitting, or assembly discussions are advanced.

HIGHLIGHTS



LAND ASSEMBLY POTENTIAL

Two adjacent properties offering a combined 19,492 SF site, creating a strong opportunity for future consolidated redevelopment.



DENSITY POTENTIAL

Permits up to 4.0 FSR, allowing for significant residential development scale.



TRANSIT ACCESSIBILITY

Approximately an 8-minute walk to 29th Avenue SkyTrain Station, providing excellent transit connectivity.



TRANSIT ORIENTED DEVELOPMENT (TOD) TIER 2

Located within a TOD Tier 2 area, supporting higher-density residential development near rapid transit.



HEIGHT ALLOWANCE

Allows for building heights up to 12 storeys under the current TOD framework.



HOLDING INCOME POTENTIAL

Each property contains multiple suites, offering approximately \$10,000 per month in holding income.

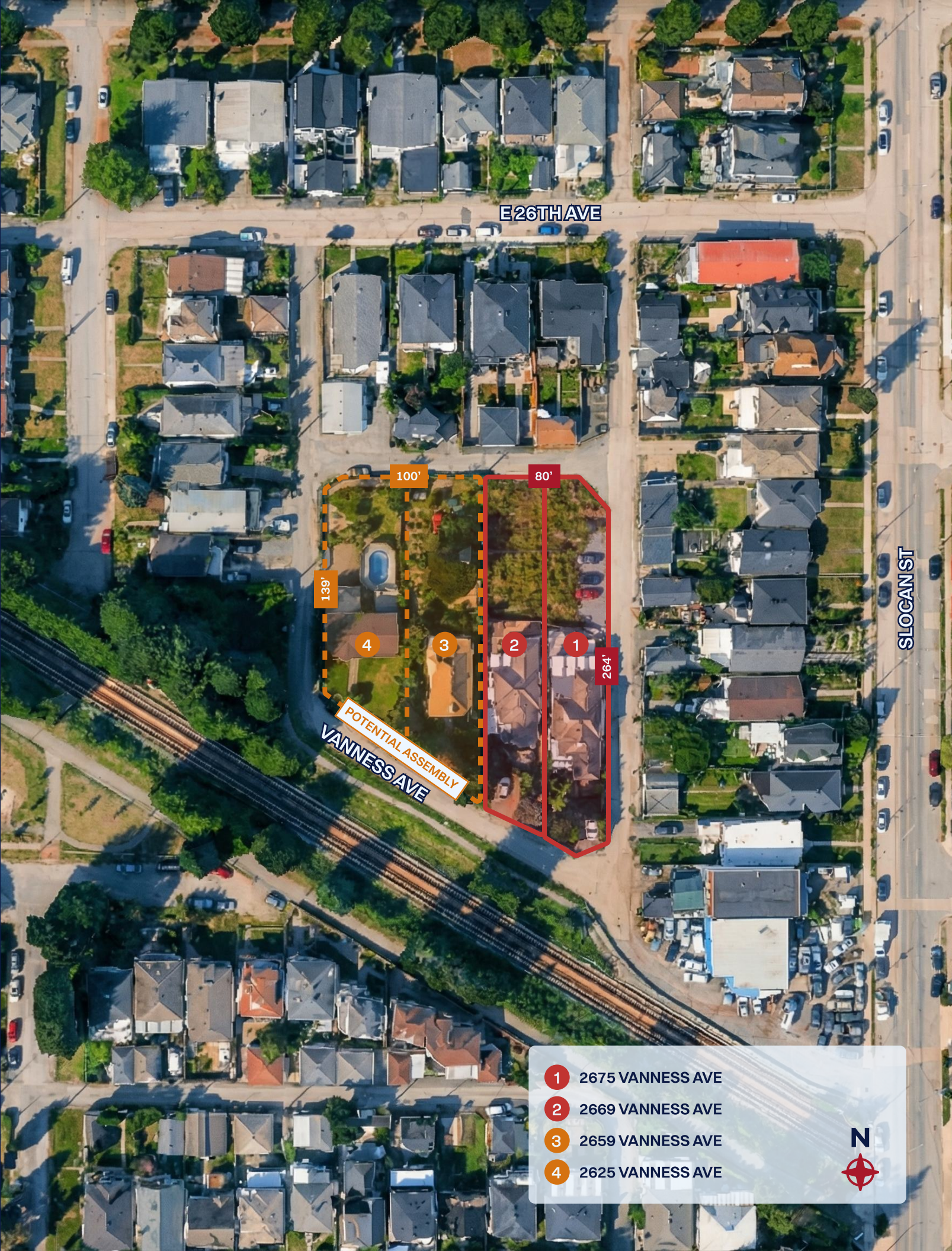
Property Overview

The properties at 2669 & 2675 Vanness Avenue present a compelling **land assembly redevelopment opportunity** in Vancouver’s **Renfrew Heights** neighbourhood. The two adjacent lots offer a combined site area of approximately **19,492 SF**, creating a consolidated development parcel well suited for future residential redevelopment. The site is located within a Transit Oriented Development (TOD) **Tier 2 zone**, permitting density up to **4.0 FSR** and building heights up to **12 storeys**, providing significant development potential.

There is also potential to expand the assembly by including two additional adjacent properties at 2625 Vanness Avenue (**9,130 SF**) and 2659 Vanness Avenue (**11,109 SF**), bringing the total potential assembly to approximately **39,731 SF** across four lots.

The property is located approximately an **8-minute walk to 29th Avenue SkyTrain Station**, positioning the site within a key transit-oriented growth area. The location provides strong connectivity across Metro Vancouver and supports future transit-oriented residential development.

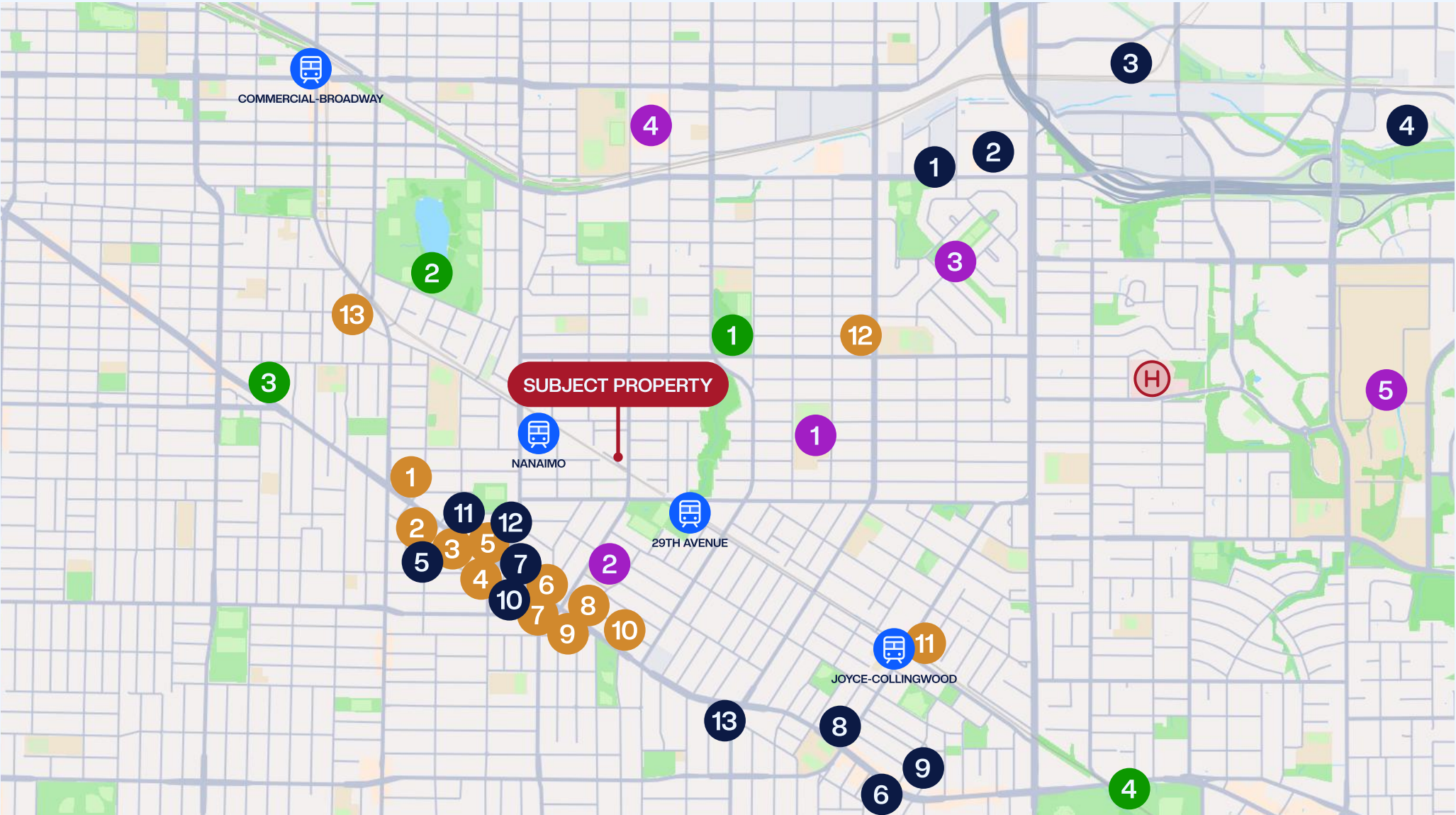
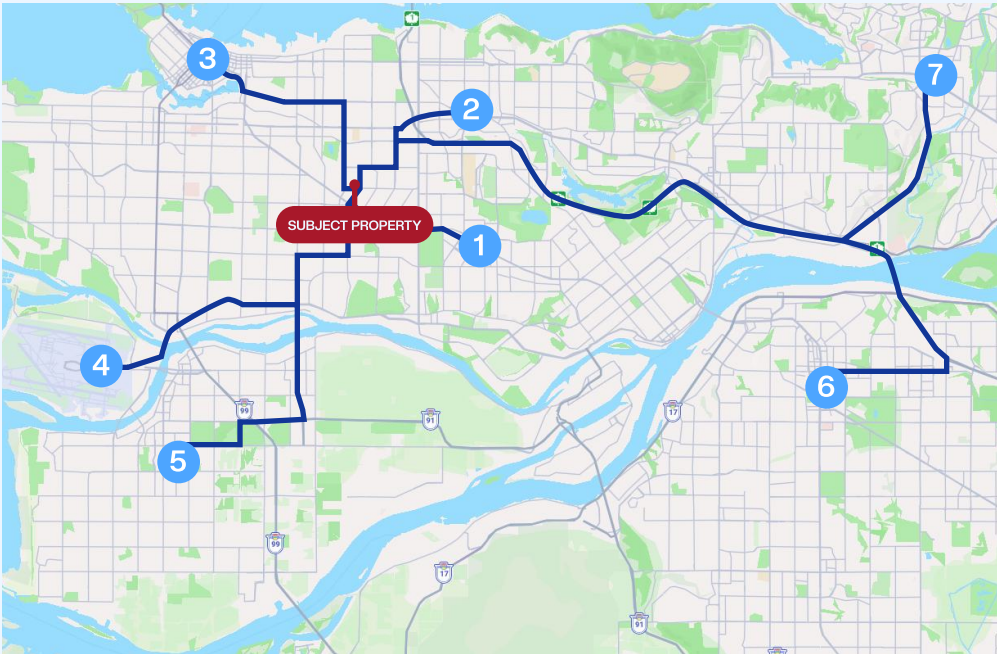
SITE ADDRESS	2669 Vanness Ave	2675 Vanness Ave	
PID	017-705-835	017-705-843	
ZONING	CD-1	CD-1	
TOD POTENTIAL	Tier 2 Zone	Tier 2 Zone	
DENSITY POTENTIAL	4.0 FAR	4.0 FAR	
BUILDING HEIGHT POTENTIAL	12 Storeys	12 Storeys	
LOT DIMENSIONS	245' x 40'	264' x 40'	Total
LOT SIZE	9,308 SF	10,184 SF	19,492 SF
TOTAL BUILDABLE	37,232 SF	40,736 SF	77,968 SF
TAXES (2025)	\$12,303.30	\$12,620.50	\$24,923.80
ASSESSMENT (2026)	\$2,919,000	\$3,031,000	\$5,950,000
ASKING PRICE	\$2,499,000	\$2,850,800	\$5,349,800



Location Overview

Strategically located in Vancouver's Renfrew Heights neighbourhood, the properties at 2669 & 2675 Vanness Avenue offer strong connectivity throughout Metro Vancouver and are approximately 8 minutes walking distance to 29th Avenue SkyTrain Station, providing convenient rapid transit access across the region. The site is approximately 15 minutes from Metropolis at Metrotown, 25 minutes from Downtown Vancouver, and 25 minutes from Vancouver International Airport (YVR). Richmond-Brighouse is accessible in approximately 30 minutes, while Surrey City Centre and Coquitlam Centre are both reachable in approximately 35 minutes, positioning the property within a well-connected transit-oriented corridor.

Key Destination	Approx. Driving Time
1 Metropolis at Metrotown	15 minutes
2 The Amazing Brentwood	15 minutes
3 Downtown Vancouver	25 minutes
4 YVR Airport	25 minutes
5 Richmond Brighouse	30 minutes
6 Surrey Central	35 minutes
7 Coquitlam Centre	35 minutes



RESTAURANTS & CAFES

- 1. McDonald's
- 2. Zamzam Grill
- 3. KFC
- 4. Ngon Cafe
- 5. Obahnmi
- 6. Sushi Sei
- 7. Church's Texas Chicken
- 8. chefhyye
- 9. Grand Fortune Seafood
- 10. Sabor Mexicano
- 11. A&W
- 12. Hanoi Drip Coffee
- 13. Commercial Street Cafe

RETAIL & SERVICES

- 1. Save-On-Foods
- 2. Walmart Supercentre
- 3. The Home Depot
- 4. Costco Wholesale
- 5. T&T Supermarket
- 6. Safeway
- 7. RBC Royal Bank
- 8. CIBC
- 9. TD Canada Trust
- 10. Canada Post
- 11. The UPS Store
- 12. Petro Canada
- 13. Chevron

RECREATION & COMMUNITY

- 1. Renfrew Park Community Centre
- 2. Trout Lake Community Centre
- 3. Anytime Fitness
- 4. Central Park

EDUCATION

- 1. Windermere Secondary School
- 2. John Norquay Elementary
- 3. Vancouver Christian School
- 4. LaSelle College Vancouver
- 5. BCIT

2669 & 2675 VANNESS AVE

SKYTRAIN STATION

BURNABY HOSPITAL

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