

FOR SALE

2014 Dundas Street, Vancouver, BC



- 8,019 sf C-2 zoned lot in Hastings area of East Vancouver
- 4,940 sf freestanding building allowing a variety of uses
- Potential to develop 6-storey rental building up to 3.5 FSR
- Ideal for owner/user, available vacant

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THE OFFERING

TRG Commercial and Chase Realty Corporation are pleased to co-list this 100% interest in a freestanding industrial/retail building on a C-2 zoned lot in East Vancouver, previously operating as a dry cleaning business and designated for storage warehousing and workshop use.

This offering is well suited for owner/operators or as a holding income asset with future redevelopment potential.

LOCATION

The property is located at Dundas Street and Semlin Street in the Hastings area of Vancouver. Dundas is an arterial road connecting Downtown Vancouver to Highway 1. The immediate area is amenity rich with many coffee shops, breweries and restaurants, including McDonalds, JJ Bean and Parallel 49 Brewery.



To the north is the Wall Street area, an enclave of multifamily buildings with beautiful water views of the Burrard inlet, with bus stops a half a block away for the 004, 007, and 209 lines.

The East Village shopping area is a 5-minute walk to the south; a vibrant and eclectic neighborhood that blends history with modern urban living. Nestled between the downtown core and the eastern boundary of Vancouver, parks, this area is renowned for its diverse culture and energetic atmosphere. Several new and planned mixed-use developments along East Hastings are transforming the area, introducing a mix of modern rental and condo residences that complement the neighborhood's character while providing essential rental and service amenities. Residents enjoy the convenience of nearby grocery stores, health food shops, and artisan markets.

FUTURE DEVELOPMENT POTENTIAL / LAND USE

The existing C-2 zoning allows for 6-storey mixed use secured market rental with retail on the ground floor and a maximum Floor Space Ratio of 3.5. With assembly a larger site to the corner could allow an increase to a 3.7 FSR.

Market condominium development use is also permitted with retail on the ground floor and a maximum Floor Space Ratio of 2.5.



At the corner of the same block at Dundas and Lakeview, Third Space Properties is developing a four-storey plus rooftop amenity level mixed-use building with retail use at grade and 65 secured market rental units above, with a total Floor Space Ratio of 2.31.

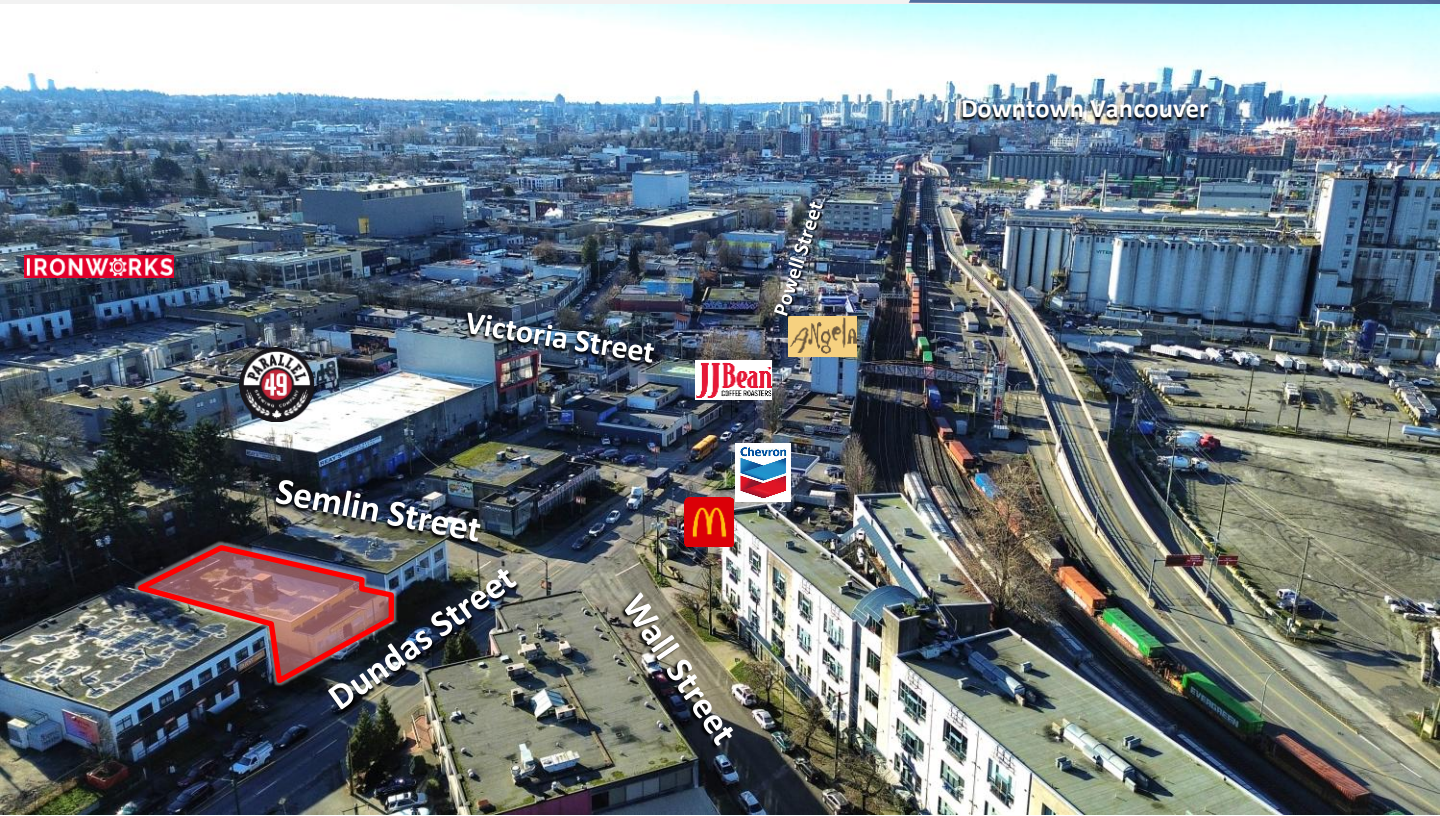


PROPERTY DETAILS

CIVIC ADDRESS	2014 Dundas Street, Vancouver, BC
LEGAL ADDRESS	LOT A (EXPLANATORY PLAN 4997) OF LOTS 2 AND 3 BLOCK 26 DISTRICT LOT 184 PLAN 178
PID	015-680-738
LOT SIZE	8,019 sf (74.25' x 108')
DENSITY / BUILDABLE AREA	3.5 FSR 6-storeys ~ 28,067 sf as mixed-use residential rental
TENANCY / LEASABLE AREA	Available vacant 4,940 sf - to be verified
ZONING	C-2 Commercial
PROPERTY TAX (2025)	\$26,031.30
ASKING PRICE	\$3,500,000

FOR SALE

2104 Dundas Street, Vancouver, BC



Walker's Paradise

Daily errands do not require a car.

Hastings Village shopping- 500m

Commercial Drive - 500m

For more information please contact:

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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