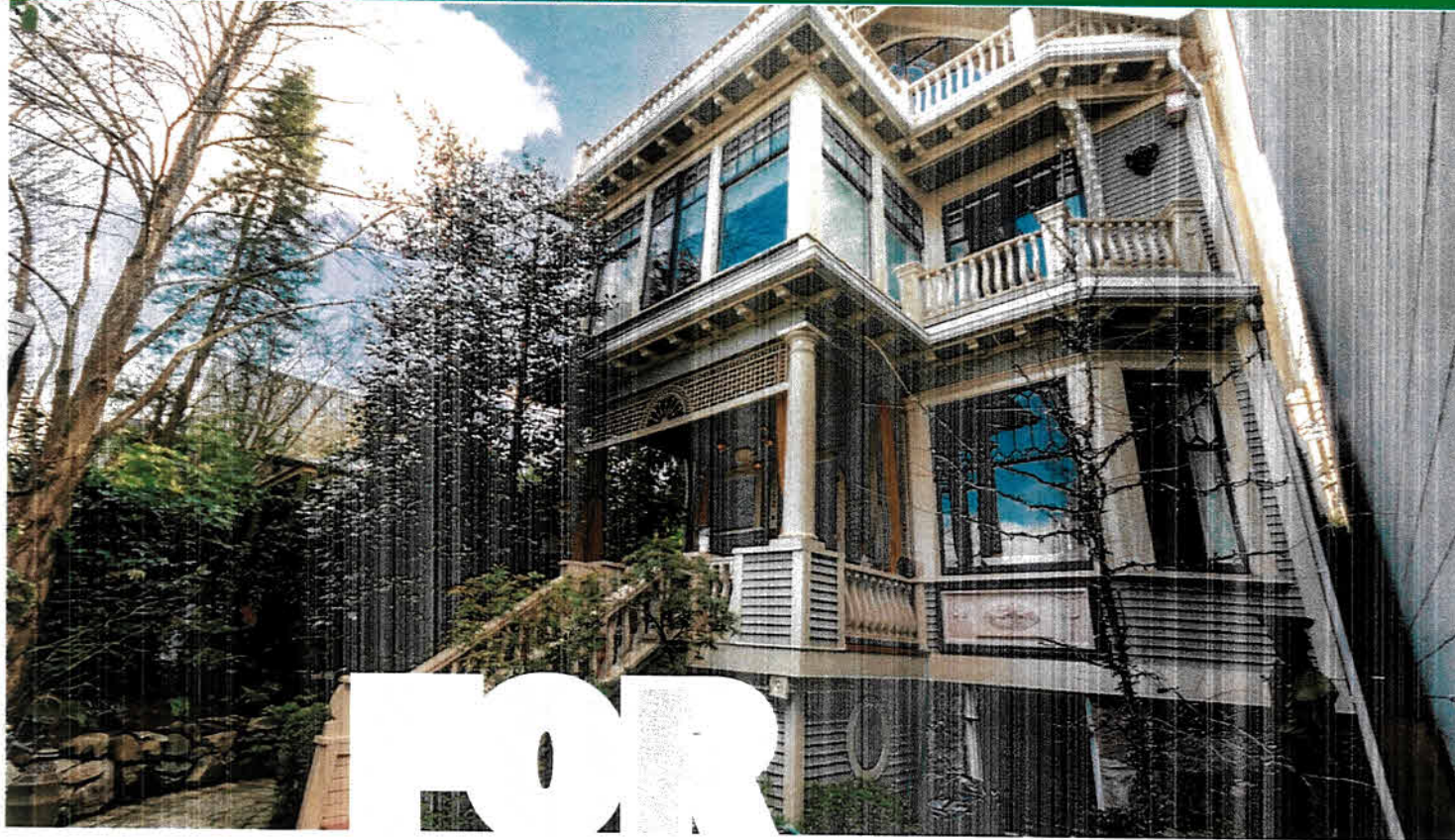


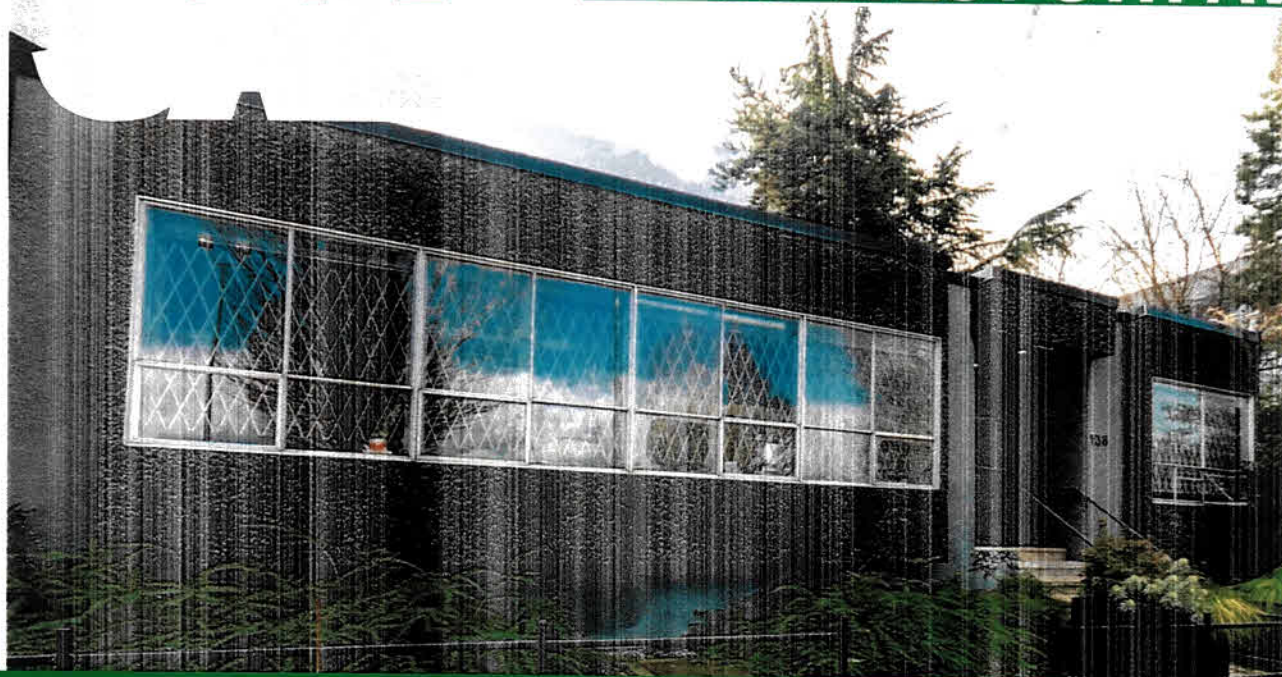
150 WEST 8TH AVE



FOR

SALE

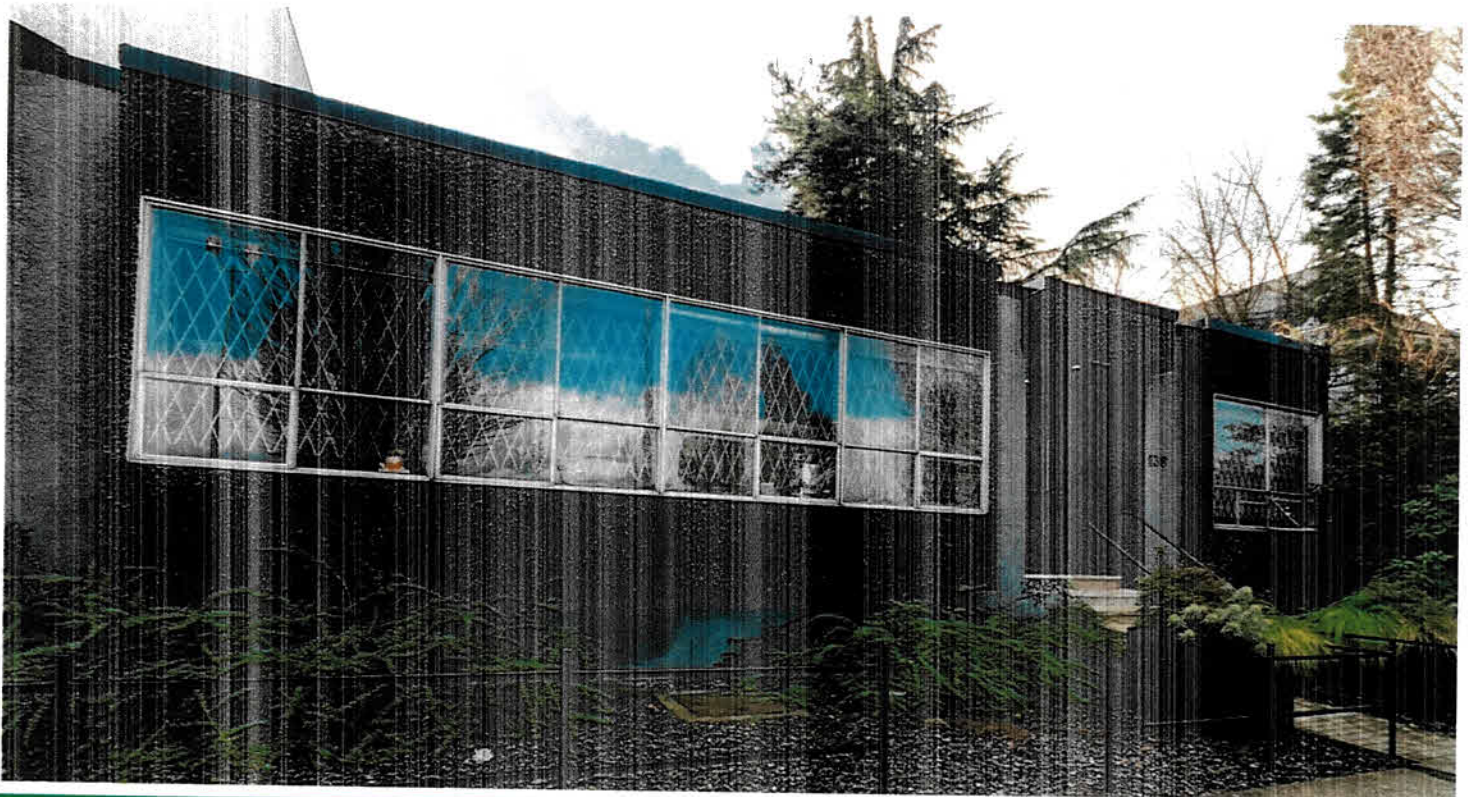
138 WEST 8TH AV



**WEST 8TH AVE
VANCOUVER, BC**



Romeo DiPietra | 604-250-3547 | romeorealty.com



LOCATION

Mount Pleasant is a vibrant, modernizing area, known for its tech community and independent business development. Urban professionals look to develop here, residential areas attract young professionals and young families. Be part of the action - this is a rare property for development.



OPPORTUNITY

Two properties with 99 feet of frontage on Jonathon Rogers Park. Incredible views, excellent access to downtown, airport, public transit and more. The City continues to develop this highly desirable area above the Olympic Village.

The property offers immediate repurposing potential as planning for the area continues to be dynamic, business and people friendly.

HIGHLIGHTS

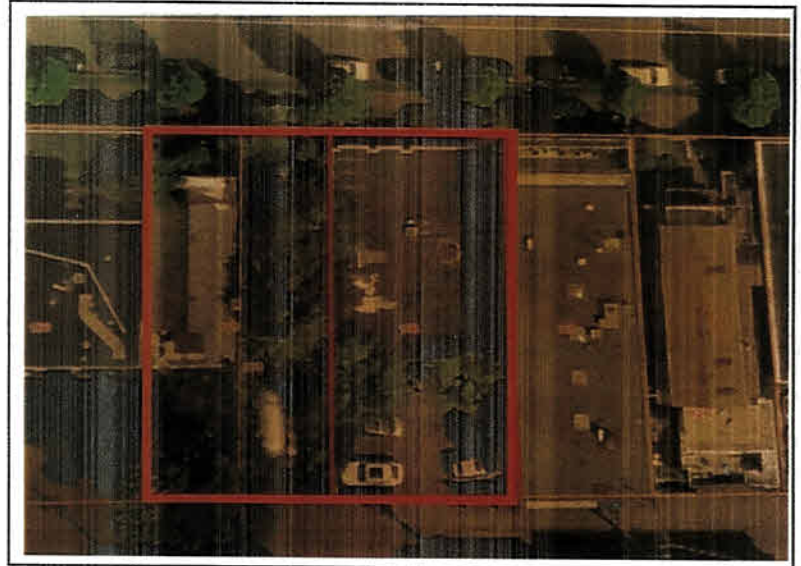
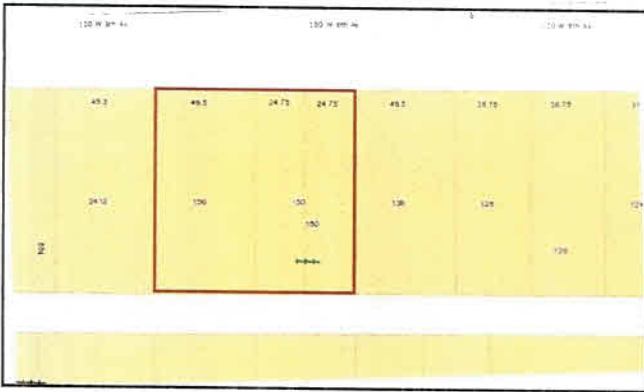
Location: Excellent access to and from all areas of Metro Vancouver, a short trip to YVR, downtown is “right there,” incredible mix of business with residential close by - popular brew pubs make evenings and weekends a destination - never a problem. Dynamic restaurants opening all around - it is the place to be, to develop, to plan a future.

Public Transportation: Options for public transit a short walk away. New Broadway underground rapid transit development underway, 5 minute walk to Olympic Village Skytrain and the Cambie/Broadway transit corridor. Canada Line at Cambie and Broadway gets you to YVR domestic and international departure in 20 minutes, the convenience is amazing.

Amenities: An opportunity to develop on a beautiful city park is rare. Short walks to transit, restaurants, shopping, Science World, Granville Island, the city water taxis, Community Centres, Emily Carr University a stone’s throw away ... and so much more.

SUMMARY

Municipal Addresses	138 West 8th Avenue 150 West 8th Avenue
Legal Descriptions	150 W 8th Avenue The West 1/ of Lot 4, except the south 20 feet now lane, block 48 District Lot 200A Plan 197 PID 015-546-128
Land Size	138 W 8th Avenue Lot 5, except the South 20 feet now lane, Block 48 District Lot 200A Plan 197 PID 015-546-110
Frontage	150 West 8th Avenue 49.5 x 102
Current Zoning	138 West 8th Avenue 49.x5 x 102
FSR Per Zoning	99 x 102 = +/- 10,098 (lane access)
Existing Building Size	1-T (Light Industrial)
Property Tax (2019)	Up to 3.0 FSR Total approx. buildable 30,0294
Assessed Value	150 W 8th Ave, 2958 sf 130 W 8th Ave, 2965 sf
	138 W 8th Ave, \$48,399.46 150 W 8th Ave, \$23,062.99
	138 W 8th Ave, \$5,475,000 150 W 8th Ave, \$5,622,000



Mount Pleasant is a community that vibrates with opportunity.

This development opening is a jewel in the crown of Vancouver's most up and coming area. Rarely does the circumstance to develop on a park, with amenities suited to staffing and business development on one's doorstep, arise.

This view property is above the park, can go several stories high, would have secure underground parking ... this one absolutely glows with purpose and possibility.

A hub for innovation and technology, for exciting street art, with boutique and convenient retail nearby ... with desirable residential developments - Mount Pleasant is the place for your business to be.

Park Georgia Realty

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