



Downtown Vancouver



**5252 Victoria Drive**  
Vancouver, BC

Site Size:

**17,437 SF**

# For Sale | Victoria Drive Development Site

**Potential for condo or rental development with no rezoning required**

Condo or rental development site situated on the Victoria Drive corridor amongst some of Vancouver’s most notable restaurants, cafés and local-serving retail. Located within the Kensington-Cedar Cottage neighbourhood, the property is just minutes from the countless retail amenities along both Kingsway and Victoria Drive.

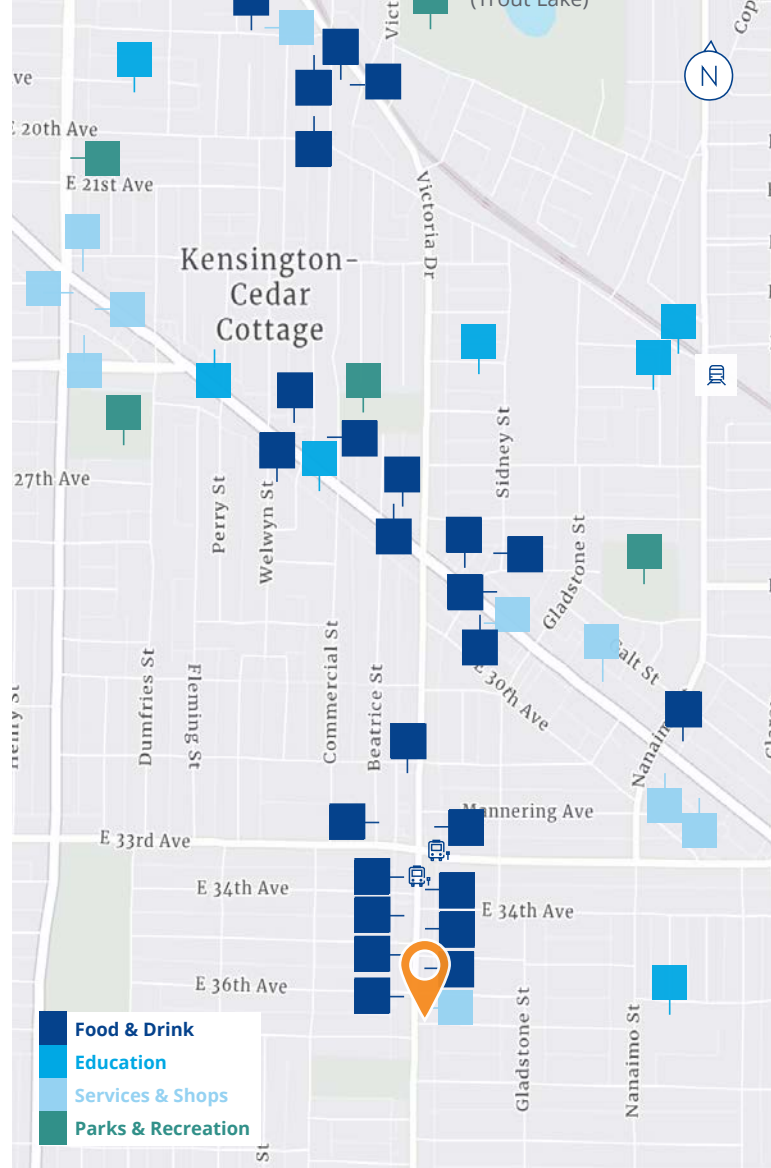
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# Salient Facts

<b>Civic Address</b>	5252 Victoria Drive, Vancouver, BC
<b>PID</b>	007-949-341
<b>Site Size</b>	17,437 SF (131.35' along Victoria Drive by 132.75' along 36th Avenue)
<b>Current Zoning</b>	C-2 Commercial / RS-1 Residential
<b>NCP</b>	Kensington-Cedar Cottage
<b>Density</b>	2.5 FSR (mixed-use condo) 3.5 FSR (mixed-use rental)
<b>Current Improvements</b>	Chevron Gas Station constructed circa 1996
<b>Assessed Value (2023)</b>	\$13,532,200
<b>Property Taxes (2022)</b>	\$100,003



## Legal Plan

