



For Sale

Retail and 127-Unit Residential Rental Development Site in Joyce-Collingwood

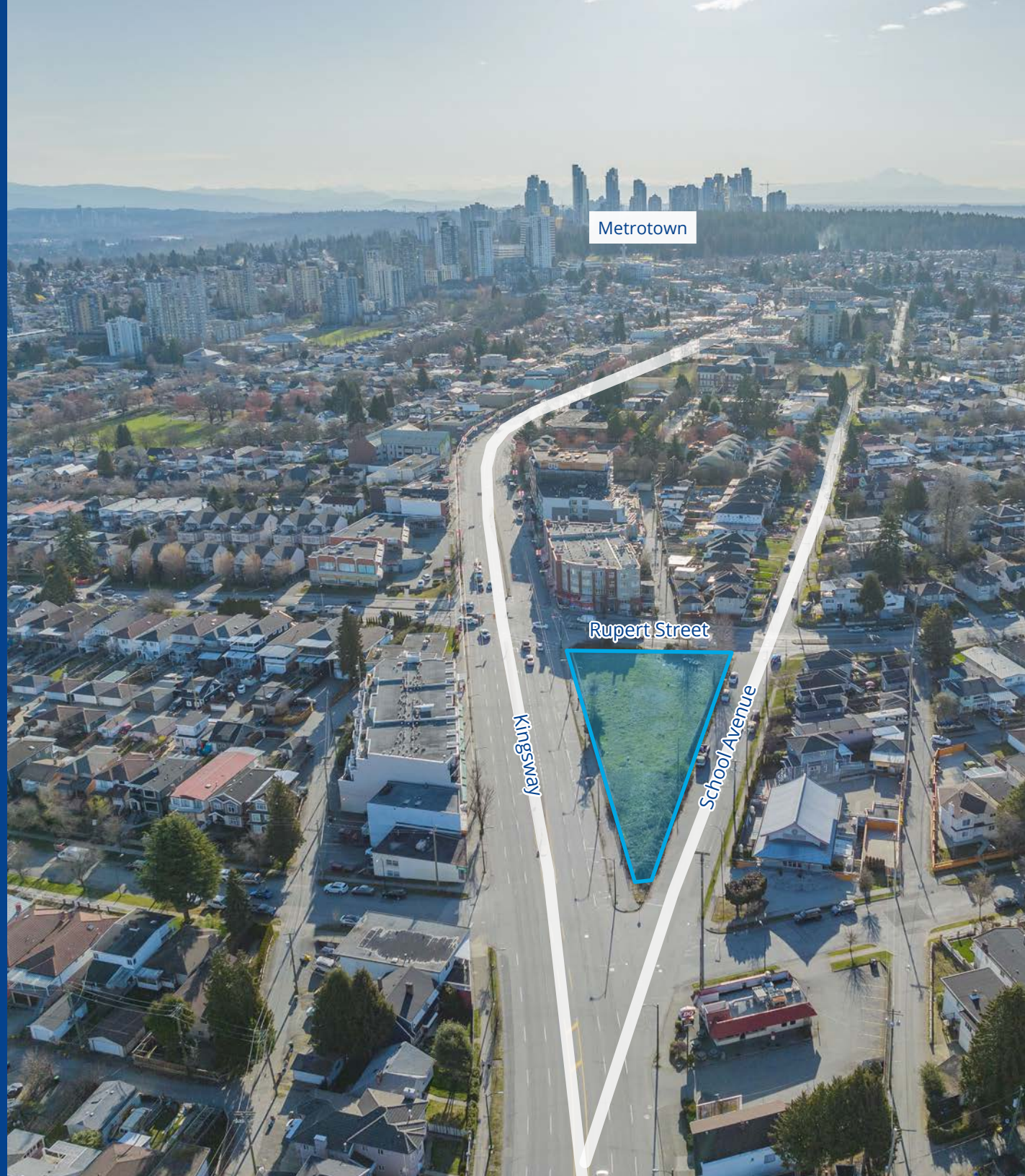
2970 Kingsway, Vancouver, BC



Accelerating success.

Highlights

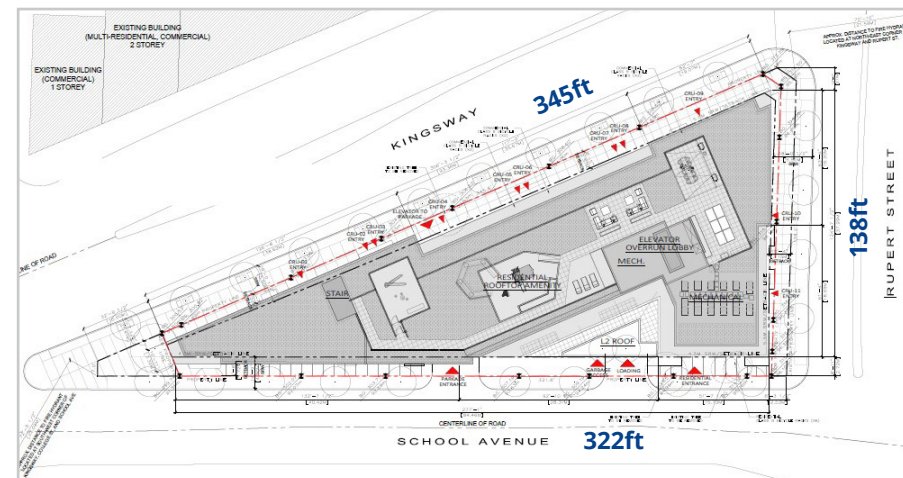
- Rare opportunity to purchase a mixed-use development site with 127 residential rental units and 15,077-SF of high-exposure retail
- Approved rezoning for CD-1 Comprehensive Development (not yet enacted) with an approved density of 3.95 FSR
- Situated in Joyce-Collingwood with an abundance of amenities in the East Vancouver neighbourhood
- Located just a 15 minute walk from Joyce-Collingwood Skytrain Station, allowing for quick accessibility to Downtown Vancouver and Metrotown
- Conveniently located on Kingsway providing immediate transportation access to downtown and numerous Metro Vancouver municipalities



Proposed Development



Civic Address	2970 Kingsway, Vancouver, BC	
PID	018-703-810	
Project	Mixed-use residential development	
Site Area	24,905 SF	
Approved Zoning	CD - 1 Comprehensive Development (not yet enacted)	
Approved Density	Commercial	15,077 SF
	Residential	83,306 SF
	Total	98,383 SF (3.95 FSR)
Gross Buildable	103,182 SF	
Height	6-storeys (80'-8 1/2")	
Unit Count	Studio	36
	1-Bed	46
	2-Bed	39
	3-Bed	6
	Total	127
Parking	96 parking stalls, 243 bicycle stalls	



Location

Located in Vancouver's next great urban centre. A rare, stand-alone property bordered by Kingsway, Rupert Street and School Avenue, just steps from Metro Vancouver's fourth busiest SkyTrain station (outside of downtown), Joyce-Collingwood Station.

The vibrant Joyce-Collingwood neighbourhood boasts a highly accessible and central location for both transit and vehicle oriented residents alike. Residents can ride or drive to Metropolis at Metrotown, B.C.I.T., or Waterfront in under 15 minutes.



Food & Drink

1	Bao Bakery
2	Japanese Bistro Kamome
3	Jambo Grill Tandoor & Paan
4	The Captains Boil
5	Happy Day Cafe
6	Trees Organic Cafe
7	Gold Train Express
8	Fresh Legend
9	Dairy Queen Grill & Chill
10	Coco Fresh Tea and Juice
11	Chili Pepper House
12	Milk and Sugar BBQ

Services & Shops

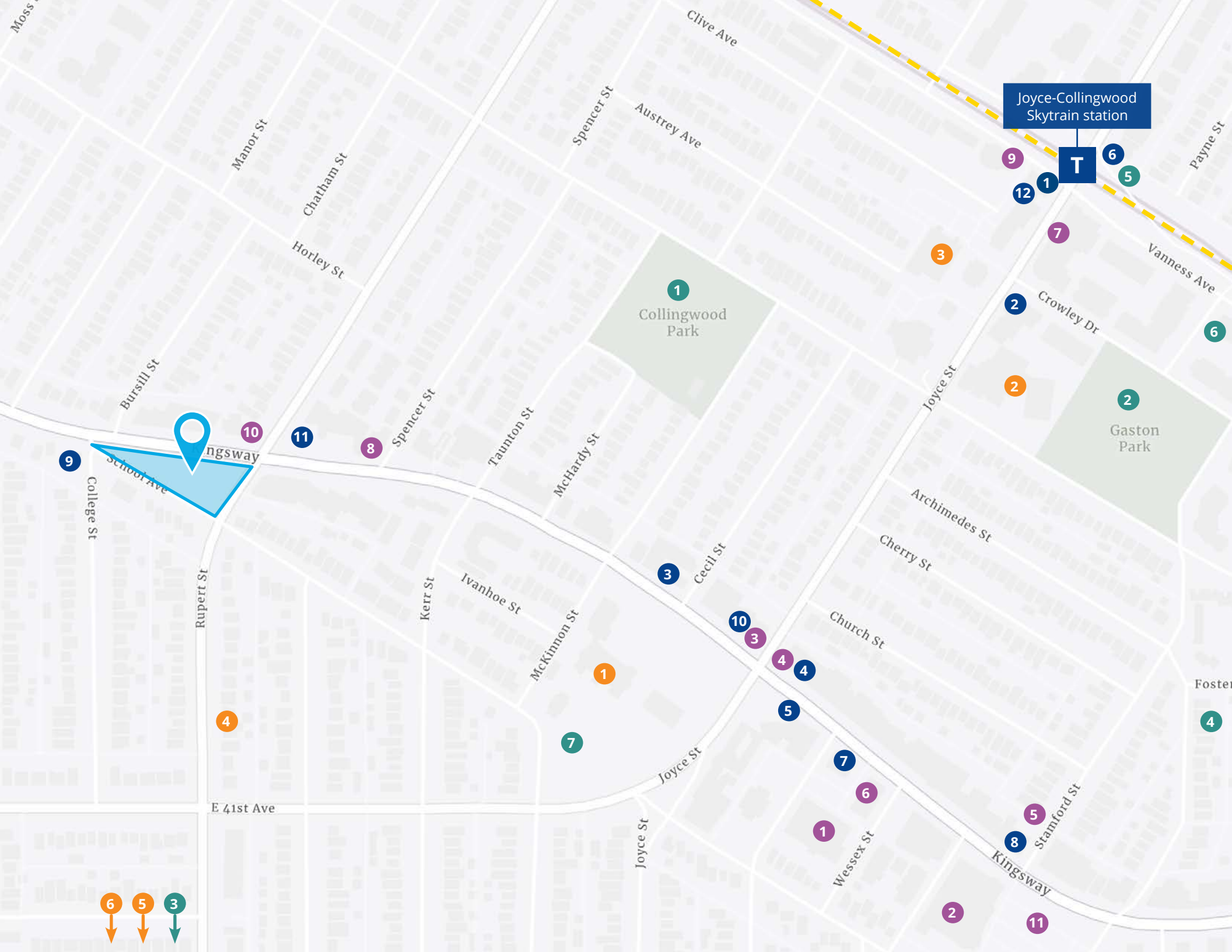
1	London Drugs
2	Safeway Pharmacy
3	CIBC
4	Vancity
5	TD Bank
6	Collingwood Dental Services
7	Collingwood Policing Centre
8	The Medicine Shoppe Pharmacy
9	Joyce Grocery
10	Vancouver Public Library
11	BC Liquor

Parks & Recreation

1	Collingwood Park
2	Gaston Park
3	Killarney Community Centre
4	Foster Park
5	Collingwood Community Park
6	BC Parkway
7	Green Thumb Theatre

Education

1	Sir Guy Carleton Elementary
2	Collingwood Neighbourhood School
3	St. Marys School
4	Sunrise In-Home Multiage Child Care Inc.
5	Dr. George M. Weir Elementary School
6	Killarney Secondary School



Joyce-Collingwood Skytrain station



- 9
- 12
- 1
- 6
- 5

7

2

2

2
Gaston Park

6

1
Collingwood Park

3

Vanness Ave

Crowley Dr

Archimedes St

Cherry St

Church St

Foster

4

5
Stamford St

8

5

11

2

1
Wessex St

7

6

1

4

4

10

3

5

7

1

3

Joyce St

Joyce St

1
McKinnon St

Ivanhoe St

Kerr St

McHardy St

Taunton St

8

11

10

Rupert St

E 41st Ave

4

10



School Ave

9

College St

Bursill St

Manor St

Chatham St

Horley St

Spencer St

Austrey Ave

Clive Ave

Payne St

Vanness Ave

- 6
- 5
- 3



**Vancouver Investment
& Development
Advisors Group**

Simon Lim
Personal Real Estate Corporation
Vice Chairman
+1 604 661 0882
simon.lim@colliers.com

James Lang
Personal Real Estate Corporation
Vice President
+1 604 661 0868
james.lang@colliers.com

Jessica Hathaway
Personal Real Estate Corporation
Associate Vice President
+1 604 694 7227
jessica.hathaway@colliers.com

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