

**FOR
SALE**



DEVELOPMENT SITE WITH INCOME

4854 VICTORIA DRIVE | VANCOUVER, BC

Corner of Victoria Drive & Mannering Avenue

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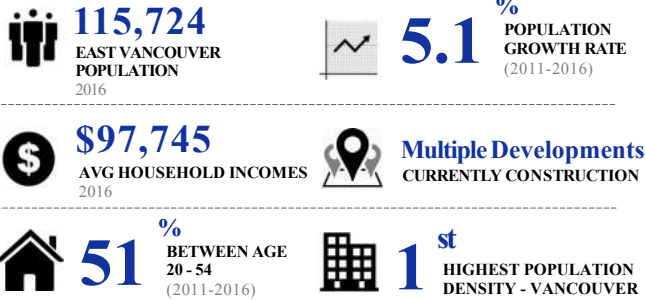
VancouverDwelling.com



OPPORTUNITY

Opportunity to acquire a corner site a near the intersection of Victoria Drive and East 33rd Avenue. This is a versatile property that a developer or investor can acquire it for short or long-term plan. The freestanding property provides rental income or can be owner-use, it is currently an auto-shop. Redevelopment potential supports market-residential or rental building.

MARKET OVERVIEW



DENSITY & GROWTH

The Vancouver East neighborhood has seen tremendous growth in the last few years, many millennials are moving out from home into Vancouver East to be in a central location. Largest cohort in Vancouver East is between 25 – 34 years old. Majority are looking for condominium to purchase or for rent which are under-supplied while only making up 25% of the dwellings in Vancouver East.

SAILENT FACTS

MUNICIPAL ADDRESS	4854 VICTORIA DRIVE, VANCOUVER
PID	014-163-969, 014-164-132
PROPERTY SIZE	± 6,271 SF*
FRONTAGE	± 63.98 ft*
DEPTH	± 98.02 ft*
BUILDING SIZE	± 3,508 SF*
ZONING	C-2
DENSITY	Up to 2.5 FSR* (Details in “Redevelopment Potential”)
CURRENT IMPROVEMENTS	Auto Body Repair Shop
TAXES (2017)	\$ 38,321.22
ASKING PRICE	\$4,598,000

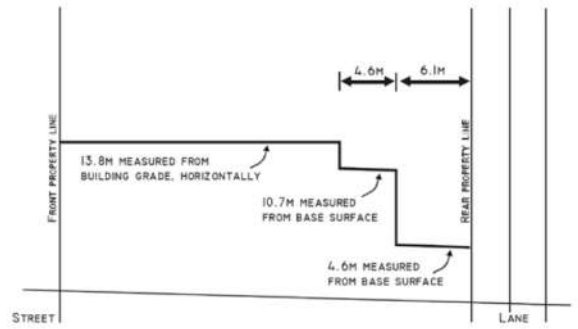


This is not intended to solicit properties already under listing agreement E. & O.E. * All asterisk denote information to be confirmed by Purchaser
 The info contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by RE/MAX, please verify if important.



REDEVELOPMENT POTENTIAL

ZONING	C-2 Commercial
DENSITY	Up to 2.5 FSR
HEIGHT	Up to 13.8 metres
REDEVELOPMENT TYPE	Mixed-Use Market Condominium or Rental Apartment for higher density



CURRENT TENANCY

TENANT	Auto-Body Repair Shop
LEASE START	August, 2014
LEASE END	September, 2019
NET ANNUAL INCOME	± \$44,000



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FOR SALE



Tim Hortons
Scotiabank

MacDonald's

Dollarama
KFC

88 Supermarket

Deutsches Haus
(Vancouver Alpen Club)

4854 Victoria Drive,
Vancouver

Pharmacy & Gas Station

Dairy Queen Grill & Chill



Walk Score

	WALKING :	89	Very Walkable
	DRIVING AVG:	80	Excellent Transit
	BIKE AVG:	99	Biker's Paradise

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