

PRIME DOWNTOWN LOCATION!!!

CORNER OF ROBSON AND NICOLA STREET!!!

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Re/Max Real Estate Services and ABC Realty are pleased to offer the opportunity to acquire an 8,184-SF lot in Vancouver's sought-after West End neighbourhood with an excellent assembly and redevelopment potential. Currently, it is improved with a 6-storey mixed use commercial/residential building comprising of 24 strata titled units. Conveniently located, within walking distance of numerous famous brand named shops, restaurants along Robson Street and just steps to Stanley Park and Coal Harbour, 767 - 787 Nicola Street offers an excellent opportunity to own a prime corner property in a high-density land assembly in Downtown Vancouver.

FOR FURTHER INFORMATION PLEASE CONTACT
LISTING REALTORS:

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PROPERTY INFO:

ADDRESS: 767 - 787
Nicola Street and
1505 - 1509 Robson
Street, Vancouver

LEGAL DESCRIPTION

Strata Lots 1-24 Plan
BCS4070 District Lot 1
85 NWD Group 1
PIDS: Multiple PIDs

PROPERTY INFO:

Age: Built in 2010
of Storey: 6 Storey
Commercial/
Residential Building
21 Residential Units
3 Commercial Units

NET RENTABLE AREA

Residential: 16,565 SF
Commercial: 3,600 SF
Total: 20,165 SF

24 UNITS!!!

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Current Zoning:

C6 (Commercial) Height up to 300 feet (subject to the City's shadowing and view cone policies)

Density up to 8.75 FSR (minimum 1.2 FSR commercial) provided that 20% of the density is designated as social housing or 100% secured market rental housing. Potential to increase the density with a 10% heritage density transfer (maximum density of 9.625 (FSR)).

- One of the last remaining development sites in the Lower Robson sub-area of the West End Community Plan, and provides excellent potential for redevelopment up to 8.75 FSR
- 8,184-SF site with 66 feet of frontage on Robson Street
- Solid stable income provided by the 21 residential strata units and 3 commercial/retail strata units in a recently constructed building
- Potential future land assembly with the neighbouring properties provide for a larger redevelopment opportunity
- Total Potential Buildable Area: 71,610 SF (based on 8.75 FSR)



POTENTIALS:

West End Plan:

- Lower Robson – Area B (consistent with zoning - no rezoning required)
- Maximum Tower Floorplates
- 5,500 SF Podium heights up to 3 storeys.
- Minimum frontage of 130 feet required to achieve full density; assembly with neighbour required.



The Subject Property is located on the northwest corner of Robson Street and Nicola Street in Vancouver's West End. With the world-renowned Robson Street, Denman Street, Stanley Park, Coal Harbour, English Bay beach and central business district within walking distance, the prime locale provides the immediate residents/visitors/tourists with countless convenience and amenities. Currently improved with a recently constructed six-storey mix-use commercial/residential building comprising of 21 residential strata units (10 x 1-bed units, 11 x 2-bed units) and 3 commercial/retail strata units (currently demised into two retail spaces).

Gross Annual Income: Approx. \$765,326.12

Net Annual Income: Approx. \$464,705.01

Asking Price: \$42,000,000

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**Information herein deemed reliable but not guaranteed and must be verified by all interested parties. This



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