

FOR SALE



2331 GRANVILLE STREET, VANCOUVER, BC
Granville Street Investment Property with Exceptional Development Potential

CBRE

FOR SALE

LOCATION OVERVIEW

South Granville is one of Vancouver's most coveted and luxurious neighborhoods, made famous by its fashion, dining, theatres and arts.

2331 Granville Street is in the heart of it all. It is well located on the northwest corner of Granville Street and West 8th Avenue. The Property has proximity to Downtown, Granville Island, the seawall, YVR and a proposed future LRT station, the subject property offers a rare and unique opportunity for investors and developers.

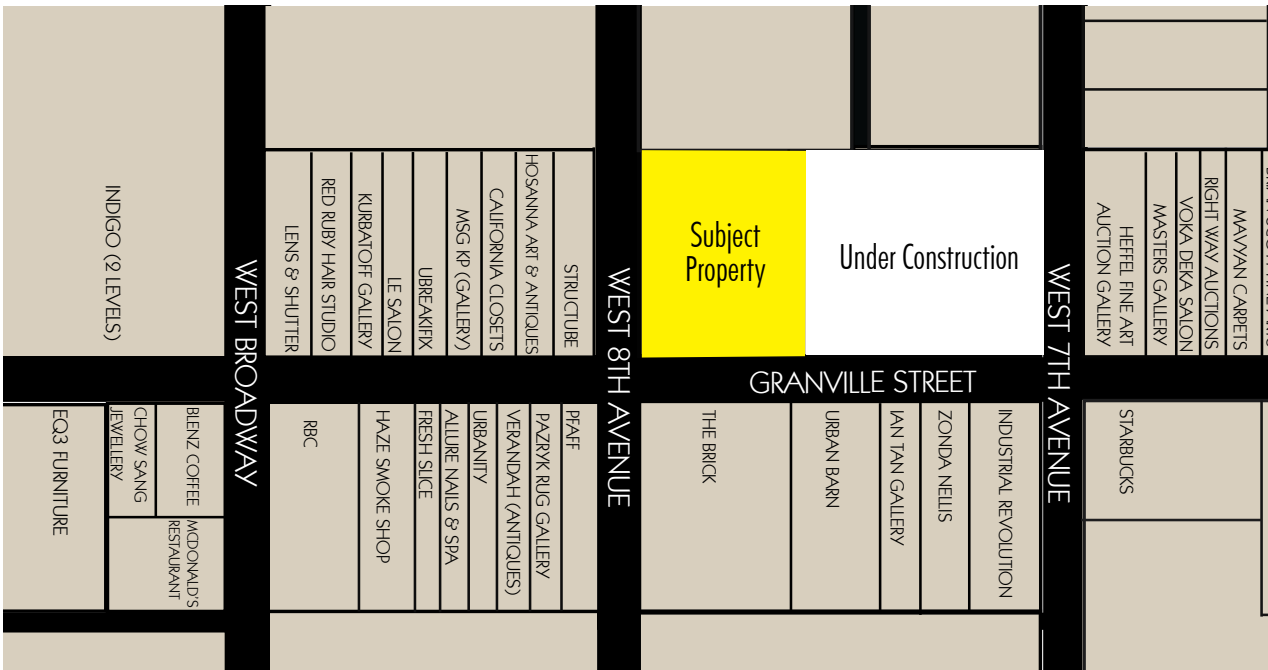


PROPERTY OVERVIEW

The Subject Property is zoned C-3A Commercial, has a total site area of 10,800 sq. ft.* and is improved with a two (2) storey commercial building, having a total rentable area of 10,039 sq. ft.*

The Subject Property has the potential to increase commercial density under the Metro-Core Jobs & Economy Land Use Plan and potential height of five storeys* (50 ft) as outlined in the Burrard Slopes C-3A Guidelines.





EXECUTIVE SUMMARY

LEGAL DESCRIPTION

LOT 14, 15 AND 16 BLOCK 310 DISTRICT LOT
526 PLAN 590

PID

015-207-692, 015-207-706, 015-207-714

SITE AREA *

10,800 sq. ft. (90' x 120')

RENTABLE AREA *

10,039 sq. ft.

ZONING

C-3A Commercial

TENANCY

- Douglas Reynolds Gallery
- Alison Boutique
- World Mosaic Tile
- Goodge Place
- Two (2) Vacant Retail Units

ANNUAL NET OPERATING INCOME

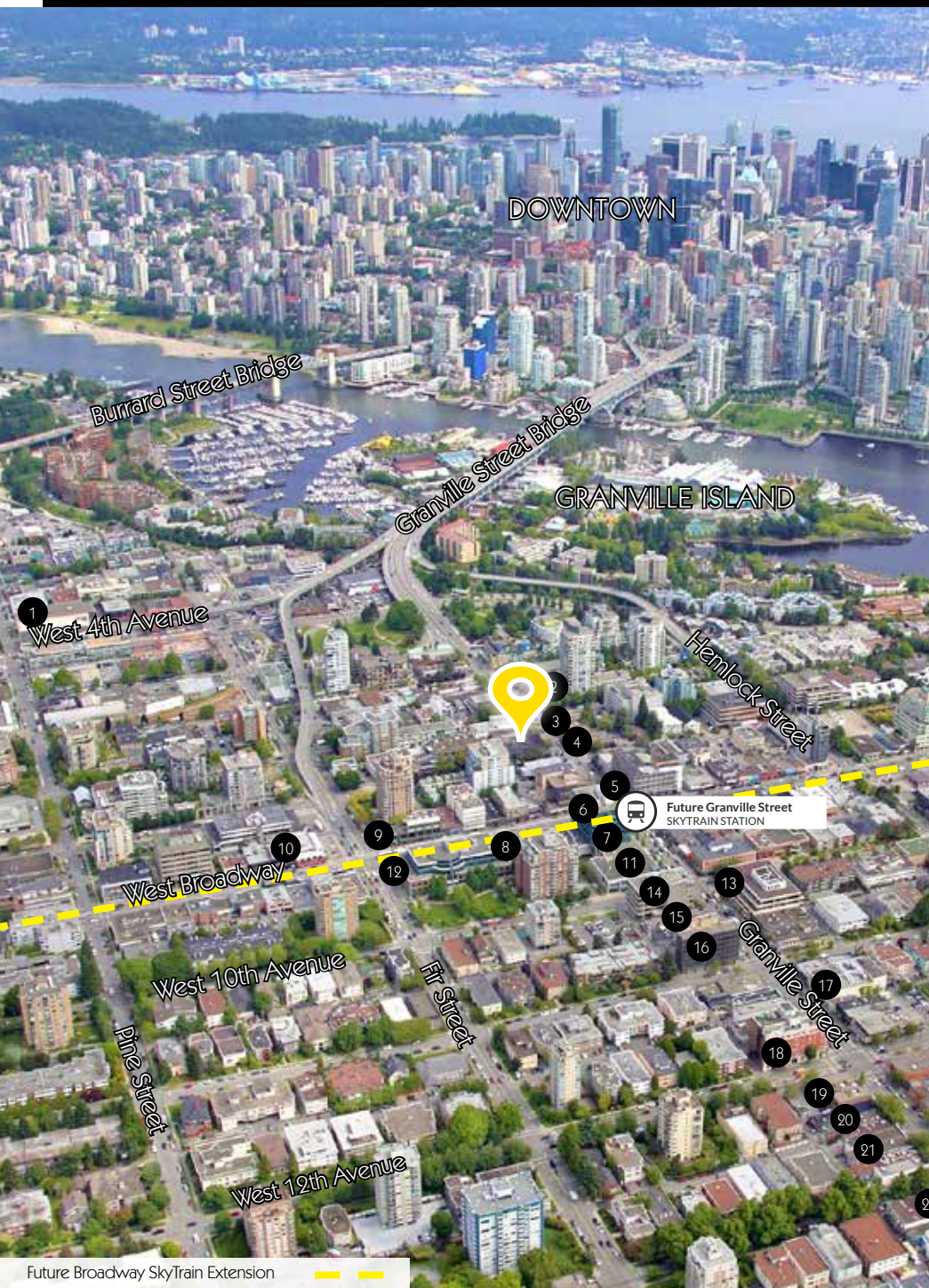
Please Contact Listing Agents

ASKING PRICE

\$20,088,000



*Approximate and subject to confirmation



LEGEND

- 1 No Frills
- 2 Starbucks
- 3 Urban Barn
- 4 The Brick
- 5 RBC Royal Bank
- 6 Indigo
- 7 Starbucks
- 8 Cactus Club Cafe
- 9 Tim Hortons
- 10 Earls
- 11 Restoration Hardware
- 12 Trees Organic Coffee
- 13 Pottery Barn
- 14 Bank of Montreal
- 15 Free People
- 16 Lusso Baby
- 17 Stanley Theatre
- 18 Heirloom
- 19 TD Canada Trust
- 20 West
- 21 TNA
- 22 Shoppers Drug Mart
- 23 CIBC
- 24 Williams-Sonoma
- 25 West Elm

CONTACT INFORMATION

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