



FOR SALE | EAST BROADWAY DEVELOPMENT SITE

**664 - 670** East Broadway | Vancouver | BC

**KELVIN LUK**

Personal Real Estate Corporation  
Vice President  
604 662 2616  
[kelvin.luk@colliers.com](mailto:kelvin.luk@colliers.com)

**WILLIAM MAUNSELL**

Associate  
604 661 0876  
[william.maunsell@colliers.com](mailto:william.maunsell@colliers.com)



**COLLIERS INTERNATIONAL**  
200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6  
604 681 4111  
[www.collierscanada.com](http://www.collierscanada.com)



## Mount Pleasant

Once characterized as a working class neighborhood, Mount Pleasant is in the middle of an extensive phase of gentrification promising to solidify the area gaining in popularity as an area to relocate to.



DEVELOPMENT POTENTIAL

The Property is zoned C2-C Commercial, which permits a mixed-use development containing commercial and residential uses.

Building Regulations:

- Max Height: 4-stories
- Max Density: 3.0 FSR  
(Floor Space Ratio)

AREA DEMOGRAPHICS



Population  
23,523 (1 km radius)  
193,272 (3 km radius)



Avg Household Income  
\$75,976 (1 km radius)  
\$87,697 (3 km radius)



Driving  
Downtown Vancouver (13 min)  
UBC (23 min)  
YVR Airport (30 min)



Public Transportation  
VCC-Clark Skytrain station  
#99/#8 Broadway

BUILDING SPECIFICATIONS

Civic Address:	664 & 670 East Broadway, Vancouver
Legal Description:	PID: 015-315-576, 015-315-631, 015-315-622 PL VAP390 LT 10, 11 & 12 BLK 156 DL 264A LD 36. OF LOT B, & PL 1771.
Location:	Located on the corner of East Broadway and Fraser Street.
Frontage (approx.):	99 FT of frontage along East Broadway and 122 FT of frontage along Fraser Street.  221 FT of contiguous frontage along East Broadway and Fraser Street.
Site Size (approx.):	12,078 SF (99 FT x 122 FT)
Zoning:	C2-C
Permitted Density:	3.0 FSR
Total Buildable Area:	36,234 SF
Improvements:	670 East Broadway: Two-storey mixed-use building (fully occupied)  664 East Broadway: One-storey retail building (fully occupied)
Gross Taxes (2018):	\$51,351.28
NOI:	Contact Listing Agents for financials (fully occupied)

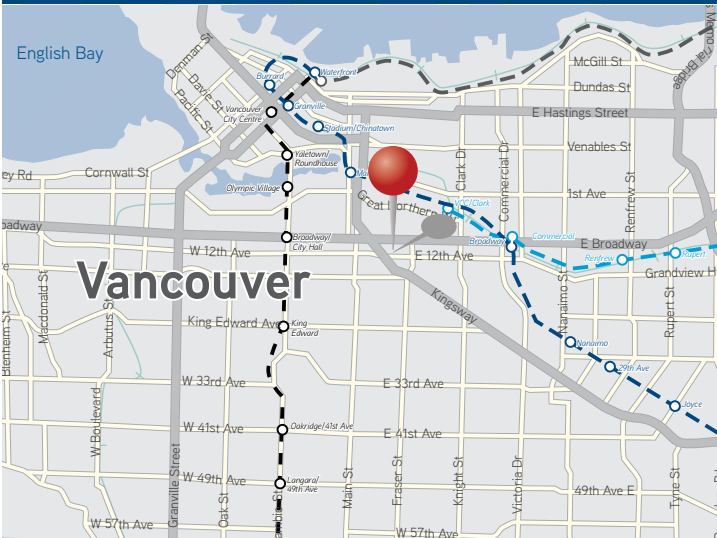


PROPERTY HIGHLIGHTS

- Opportunity to purchase a high-profile development site with holding income on the corner of East Broadway and Fraser Street
- 12,078 SF, C2-C zoned site allows for over 36,000 SF buildable, 4-stories
- 15-minute walk from VCC-Clark SkyTrain Station
- Less than 2 KM from numerous parks, restaurants, professional services and Mount Pleasant’s vibrant breweries
- Holding income provides excellent financing opportunity

ASKING PRICE

Contact Listing Agents





# 664-670 East Broadway | Vancouver | BC



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