

FOR SALE PRICE REDUCED

1435 East Pender Street
Vancouver, BC

Prime Development Site Located in Strathcona with Holding Income

9,058.50 SF Site - 27,175 SF Potential Buildable



Opportunity For...

- ▶ **Owner/Users to build their ideal building**
- ▶ **Developer to build and lease or sell units**

PROPERTY DETAILS

CIVIC ADDRESS

1435 E. PENDER ST. VANCOUVER

LEGAL DESCRIPTION

The West 37 Feet of Lot 25, Except Part in Plan 5778, Block 11 Of Block B, District Lot 182 Plan 398 (PID: 015-307-620) | Lot A of Lots 24 and 25 Block 11 Of Block B District Lot 182 Plan 398 (PID: 015-307-638)

LOT DIMENSIONS

74.25' x 122'

LOT SIZE

9,058.50 sq. ft.

DENSITY

3.0 FSR

POTENTIAL BUIDABLE

27,175 sq. ft.

MAX HEIGHT

60'


ZONING I-2

Permits a wide range of uses, including but not limited to: manufacturing uses such as food & beverage, bakery, brewing, distilling, warehouse, wholesale, laboratory, production and rehearsal studios, general office and healthcare office.


COMMUNITY PLAN

Grandview Woodland Clark Industrial Sub Area

ADDITIONAL SPECS

 9,058.50 sf lot with 27,175.50 buildable sf of potential density

 750 KVA transformer

 Holding income in place with termination clause

 OCP: Britannia-Woodland: Clark Industrial (I-2 - Light Industrial)

 Property Tax (2024) \$47,289.00



ASKING PRICE

\$4,695,000 ~~\$5,500,000~~

PROPERTY FEATURES

- + **74' of frontage along East Pender Street**
- + **Located on East Pender Street, one block east of Clark Drive and Hastings Street, 2 major traffic arteries**
- + **Vibrant Strathcona neighbourhood of Vancouver**
- + **Site is Leased with Right of Termination, providing holding income**

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LOCATION

1435 East Pender Street is strategically positioned on the north side of East Pender in the vibrant Strathcona neighbourhood. The property is located just east of Clark Drive and one block south of Hastings Street, providing convenient access to Downtown Vancouver, the Port of Vancouver, Gastown and the major traffic arteries servicing Metro Vancouver.

The Strathcona neighbourhood consists of a diverse mix of coffee shops, restaurants and craft

breweries including Timbertrain Coffee Roasters, Uprising Bakery, Earnest Ice Cream, Pepino's, Takenaka, Pink Pearl, Yolk's, Superflux Beer Company and Off the Rail Brewing Co.

These factors have established Strathcona as the premier location in Vancouver for businesses to operate, with many life sciences, technology, film production, and wholesale companies currently established in the area.

93 WALK SCORE

WALKER'S PARADISE
Daily errands do not require a car.



91 BIKE SCORE

BIKER'S PARADISE
Daily errands accomplished on a bike.



70 TRANSIT SCORE

EXCELLENT TRANSIT
Transit is convenient for most trips.



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PRIME LOCATION

CENTRAL LOCATION WITH QUICK ACCESS TO ALL POINTS

Walk to No Frill's Grocery	1 min
Walk to Park	2 mins
Walk to The Gourmet Warehouse	4 mins
New St. Paul's Hospital	5 mins
Highway #1	6 mins
Burnaby	7 mins
Downtown Vancouver	8 mins
Walk to Skytrain Station	14 mins
Kitsilano	15 mins
North Vancouver	15 mins
YVR International Airport	25 mins

FOR FURTHER INFORMATION CONTACT

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