

# FOR SALE

## 8729 Aisne Street, Vancouver, BC

**PRICE IMPROVEMENT**  
**\$17,800,000**

Mixed-Use Industrial/Office Development  
and Owner-User Opportunity



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\*Personal Real Estate Corporation





# 8729 AISNE STREET

Vancouver, BC

## DESCRIPTION

Macdonald Commercial and Luk Real Estate Group present the exclusive opportunity to acquire a rarely available 1-acre industrial/office development site. Located within the Marine Landing submarket of Vancouver, 8729 Aisne Street is in close proximity to Highway 99, Highway 91, and SW Marine Drive, which provide connectivity to Burnaby, Richmond, New Westminister, and Delta. The current I-2 zoning allows up to 3.0 FSR, which permits an industrial/office redevelopment of up to 130,680 SF and up to 60 FT in height. I-2 zoning has expanded its permitted office uses to include medical, dental, real estate, insurance, legal, accounting, and other professional services. This expansive office use category positions the property to be redeveloped into a mixed-use building with diverse office uses or a specialized medical or professional building. Future end-users will benefit from nearby amenities, significant residential developments at Marine Gateway and along SW Marine Drive, and access to Skytrain and bus.

## PROPERTY INFORMATION

### ADDRESS

8729 Aisne Street, BC

### PID

013-293-702

### LEGAL

LOT B BLOCK C PLAN VAP3038 DISTRICT LOT 319 NWD GROUP 1, (SEE 374827L), & BLK D, Y, & Z, & DL 323 & 324

### SITE SIZE

1 Acre (43,560 SF)

### POTENTIAL BUILDABLE

130,719 SF

### ZONING

I-2 (Marpole - Cambie)

### PROPERTY TAXES (2023)

\$92,553

### PERMITTED DENSITY

3 FSR

### ASKING PRICE

\$17,800,000



## EXPANDED I-2 ZONING OFFICE USES

- » Medical
- » Dental
- » Real Estate
- » Insurance
- » Legal
- » Accounting
- + Numerous Professional Uses

## SOUTH VANCOUVER STATISTICS

Total Household Income (2020) **\$94,540** Population (2021) **109,339**

Source: www12.statcan.gc.ca

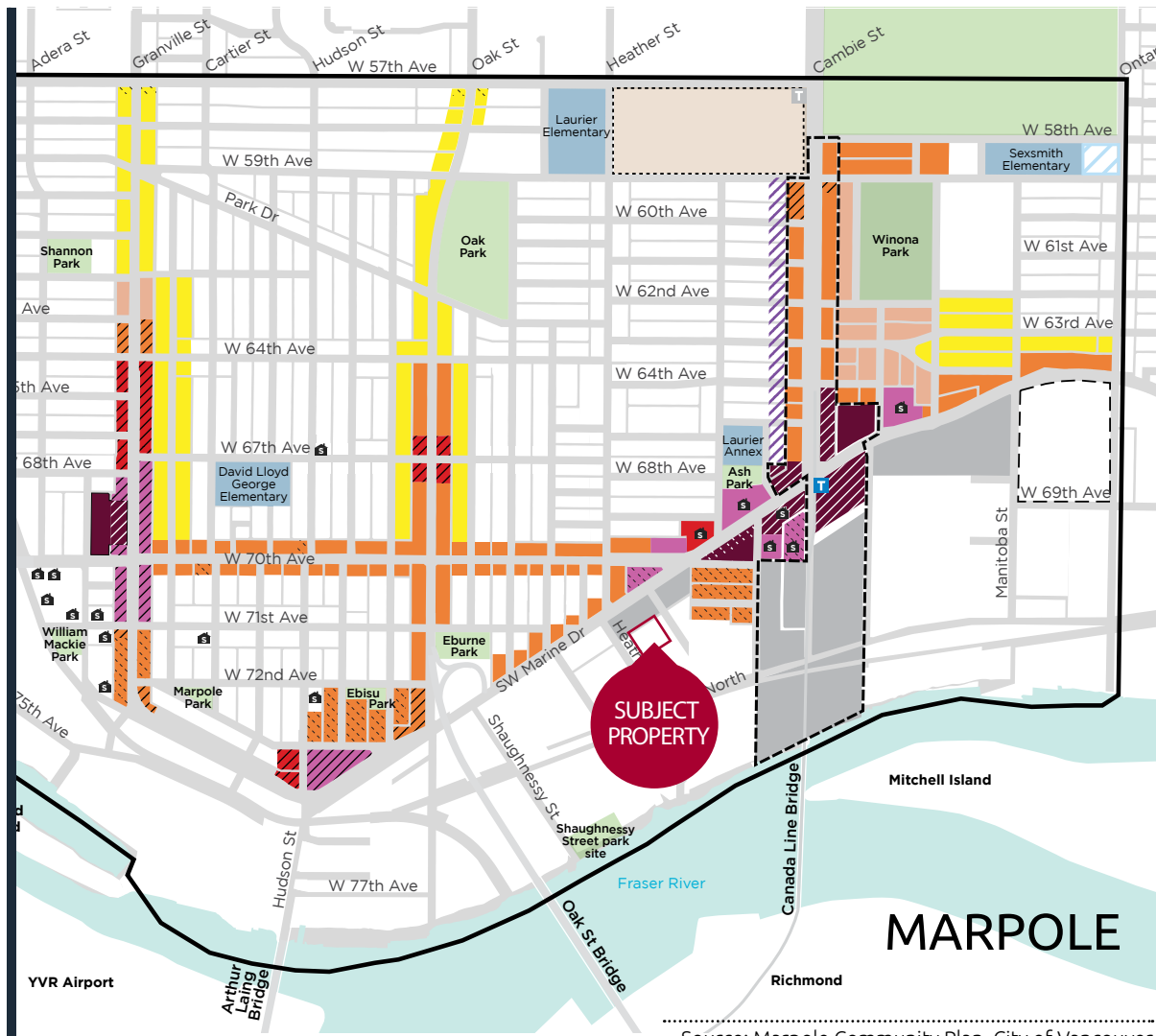
## LAND USE PLAN

### LEGEND

- Area boundary
- Street
- Park
- Transit station
- Potential Canada Line station
- Social housing

### Land use

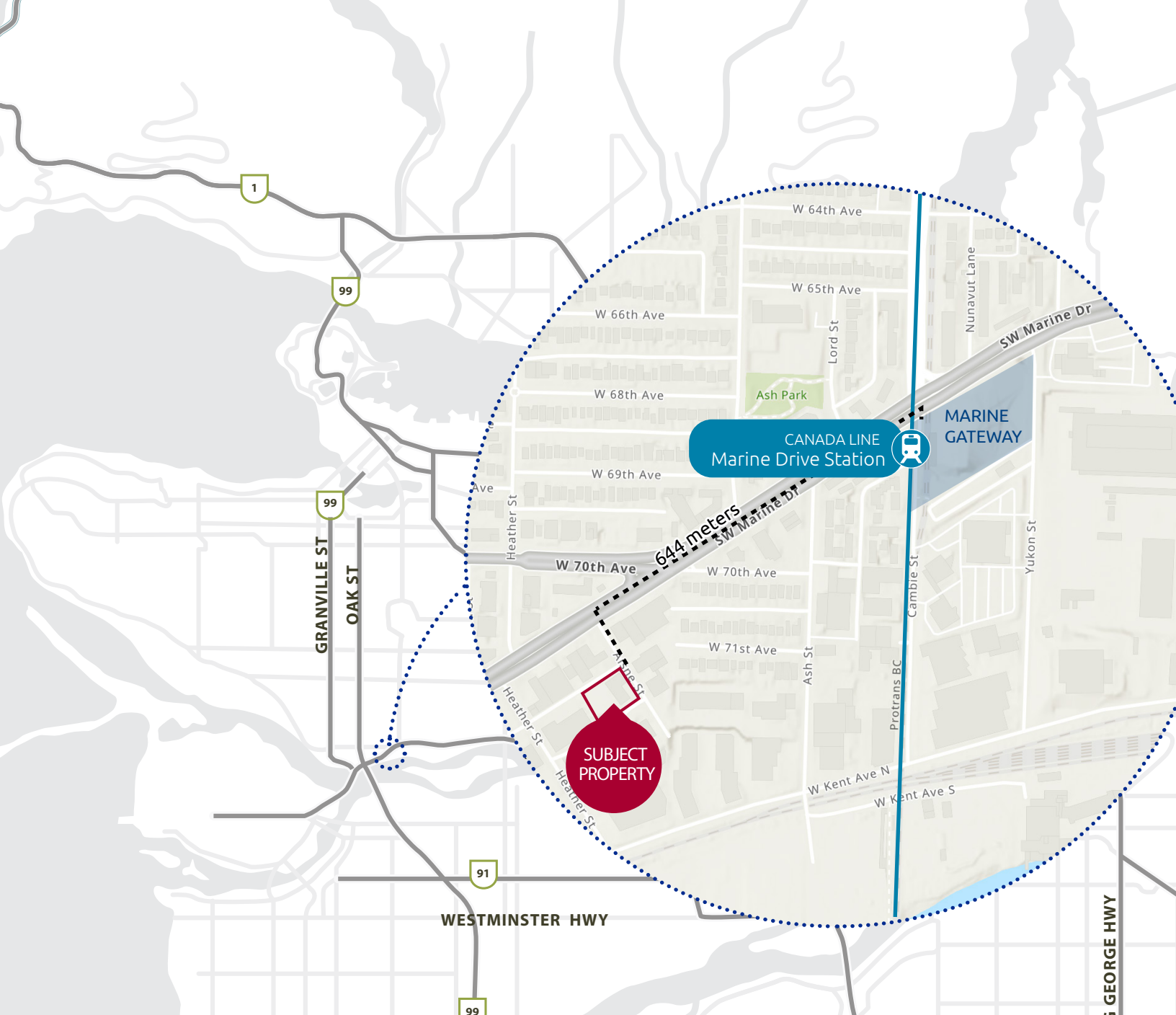
- Tower (13+ storeys)
  - Apartment (up to 12 storeys)
  - Apartment (up to 8 storeys)
  - Apartment (up to 6 storeys)
  - Apartment (up to 4 storeys)
  - Townhouse/rowhouse (up to 3 storeys)
  - Tower with choice of use at grade (13+ storeys)
  - Apartment with choice of use at grade (up to 12 storeys)
  - Apartment with choice of use at grade (up to 6 storeys)
  - Townhouse/rowhouse with choice of use at grade (up to 3 storeys)
  - Mixed-use (13+ storeys)
  - Mixed-use (up to 12 storeys)
  - Mixed-use (up to 8 storeys)
  - Mixed-use (up to 6 storeys)
  - Intensive employment sites
  - Sexsmith Elementary School heritage redevelopment site - VSB
  - No change to existing land use
  - Buffer for single-family area - Cambie Corridor Phase 3
- Related programs, policies and large sites
- Cambie Corridor Phase 2 (approved)
  - Pearson mixed-use redevelopment
  - Existing Large Format Area (LFA) policy



MARPOLE

Source: Marpole Community Plan, City of Vancouver





## Travel Times

YVR International Airport

**6min**

Richmond Hospital

**7min**

BC Children's Hospital

**7min**

Vancouver General Hospital

**9min**

New St. Paul's Hospital

**14min**

Port of Vancouver

**15min**

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