

**NAI Commercial**

**WINDSOR ST**

**E BROADWAY**

**FOR SALE**

975 East Broadway, Vancouver, BC

## Prime Mount Pleasant Condo Development Site

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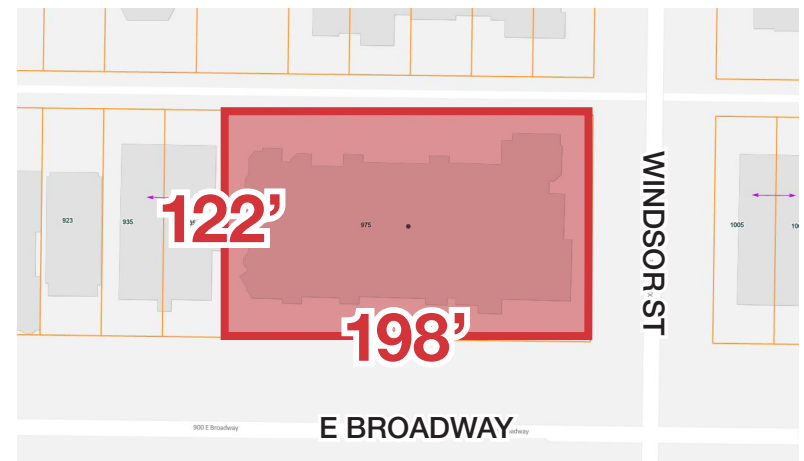
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# 975 East Broadway

Vancouver, BC

## Property Features

- ▶ **Prime Location** – The property is located at the corner of E Broadway and Windsor Street in the neighbourhood of Mount Pleasant. Sitting between the Future Main Street Broadway Station and Commercial Drive, the property provides quick and easy access to both, The Broadway Subway and Millennium line SkyTrain.
- ▶ **Size & Zoning** – Property features a lot size of approximately 24,000 SF, with a frontage of 198 feet along East Broadway and depth of 122 feet. The property is currently zoned RM-4N with a Freehold Strata title.
- ▶ **Infrastructure** – The existing improvement consists of a 3-storey wood frame construction plus 2-storey underground parking with 50 stalls, built in 1978 with 43 Strata entitled units.
- ▶ **Redevelopment Potential** – The property is designated under the Policy Area MNAB under the Broadway Plan. Under MNAB, existing property could achieve a Potential Density of 4.0 FSR for Strata Housing with a height limit of 12 storeys or 6.5 FSR for Secured Market Rentals with a height limit of 20 storeys. Under the Broadway Plan, redevelopment between Fraser Street and Clark Drive are required to have active ground floor commercial.
- ▶ **Lifestyle** – Mount Pleasant offers a diverse range of options, from local cafes and craft breweries to independent boutiques and theaters. Overall, Mount Pleasant is a diverse, dynamic neighbourhood that appeals to a wide range of people and offers a unique blend of urban living and green spaces.



## Salient Facts

**Civic Address:** 975 East Broadway, Vancouver, BC V5T 1Y3

**PIDs:** Multiple PID(s). Data Room

**Location:** Mount Pleasant

**Gross Site Size:** 198 ft x 122 ft (24,156 SF)

**Current Zoning:** RM-4(N)

**Existing Improvements:** 43 Strata Units

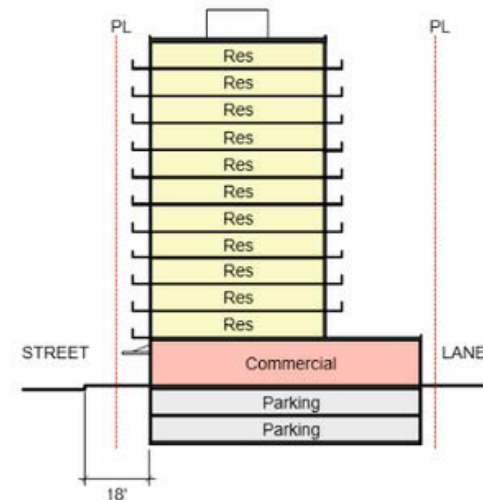
**Official Community Plan:** Broadway Plan - MNAB

**Potential Density:** 4.0 FSR or 96,000 SF or 6.5 FSR 157,014 SF for Rental.

**Asking Price:** Unpriced - Vendors will review all Offers upon receipt.



Mixed Use - Mid to High Rise  
Active Ground floor commercial required



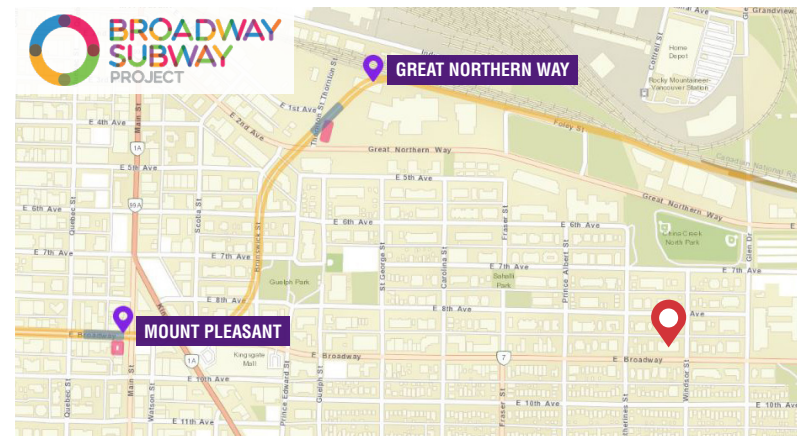


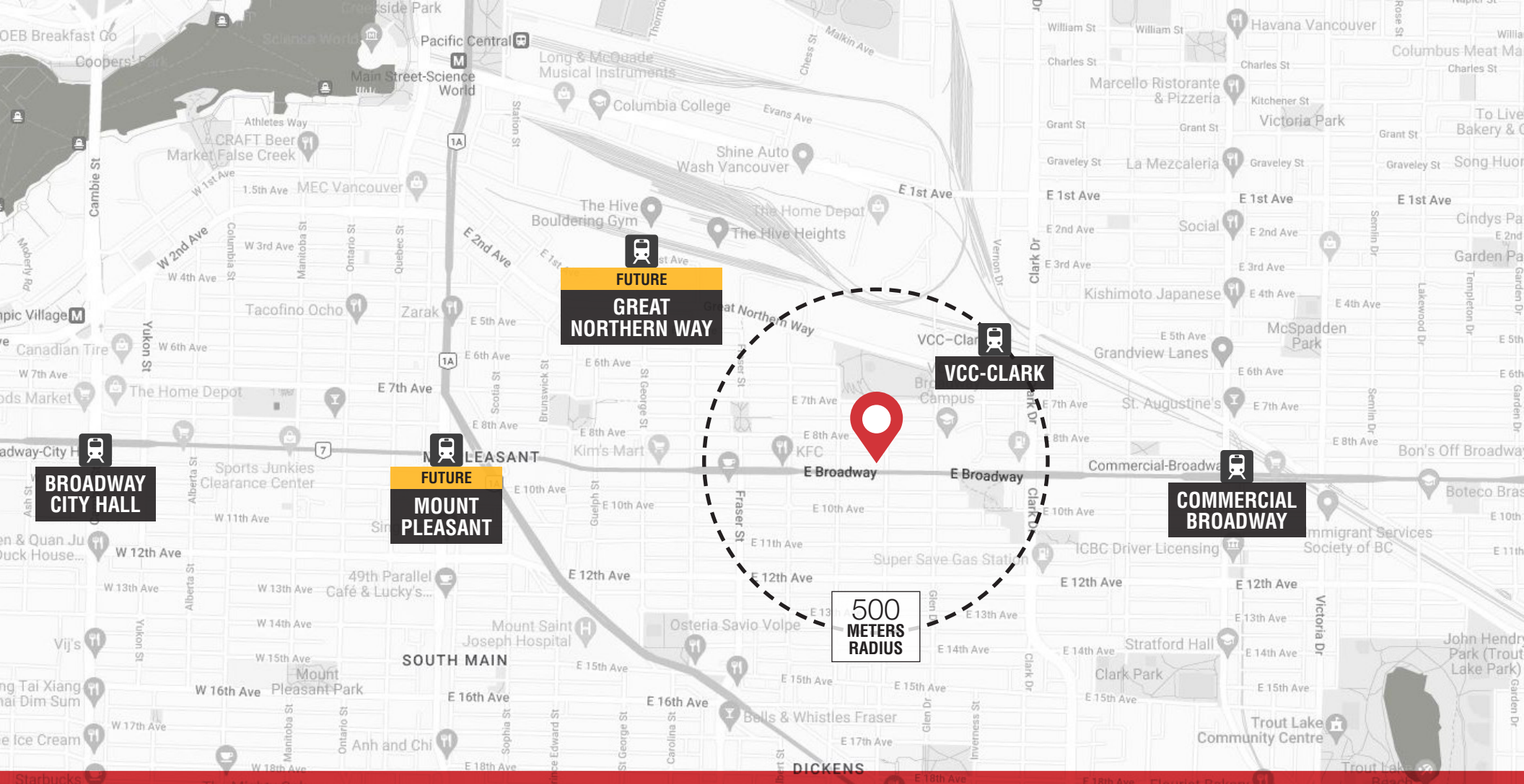
## Neighbourhood

Mount Pleasant is known for its eclectic mix of residential and commercial properties, as well as its vibrant arts and culture scene. Located just south of False Creek and the downtown core, Mount Pleasant offers easy access to amenities and attractions, including shopping, dining, and entertainment options. The area is also home to several parks and green spaces, making it a popular choice for families, young professionals, and artists. Additionally, Mount Pleasant is known for its historical significance, with many heritage buildings and sites of cultural significance located throughout the neighbourhood. Overall, Mount Pleasant is a diverse and dynamic community with something to offer for everyone.

## Transit

The Broadway Subway is a proposed extension of the SkyTrain rapid transit system in Vancouver, Canada. The project aims to provide faster and more efficient public transportation between the densely populated areas of Vancouver and the neighbouring city of Burnaby. The Broadway Subway would run along the Broadway Corridor and would serve several key destinations, including the University of British Columbia (UBC), commercial centers, and residential neighbourhoods. The project is currently in the planning and design phase, with construction expected to begin in the coming years. The Broadway Subway is expected to greatly improve public transportation options and reduce traffic congestion in the area.





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