



JOYCE STREET ASSEMBLY

4963 - 4997 Joyce Street, Vancouver



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OAKWYN REALTY
COMMERCIAL

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JOYCE STREET DEVELOPMENT SITE

OFFERING

Oakwyn Realty presents this unique opportunity to acquire a mixed-use redevelopment site in East Vancouver, a half-block from the Joyce-Collingwood SkyTrain Station. The subject site is in a “mid-rise” development location within the J2 – Joyce Street North zoning region. With a 105’ frontage and 132’ depth, this site will allow up to 69,300 sf buildable at up to a 5.0 fsr.

SITE PLAN



SITE DETAILS

Total Site Size	13,860 SF 17,556 SF
Lot Dimensions	132' x 105' 165' x 105'
FSR	Up to 5.0
Total Buildable	Up to ~69,300 SF 87,780 SF
Zoning	RM-4N (Medium Density)
Potential Stories	Four - Mixed Use
Total Assessment	\$8,136,200

Price

Please Contact

Contact listing agents for financial information and offering process

4975 JOYCE STREET

PID	013-586-076
Lot Size	3,696 SF
Lot Dimensions	33' x 112'
Year Built	1971
Assessed Value (2022)	\$1,654,200

4975 JOYCE STREET

PID	013-235-133
Lot Size	3,465 SF
Lot Dimensions	33' x 105'
Year Built	1927
Assessed Value (2022)	\$1,612,700

4983 JOYCE STREET

PID	013-586-033
Lot Size	3,465 SF
Lot Dimensions	33' x 105'
Year Built	1963
Assessed Value (2022)	\$1,648,000

4993 JOYCE STREET

PID	007-625-189
Lot Size	3,465 SF
Lot Dimensions	33' x 105'
Year Built	1950
Assessed Value (2022)	\$1,604,200

4997 JOYCE STREET

PID	013-585-916
Lot Size	3,465 SF
Lot Dimensions	33' x 105'
Year Built	1950
Assessed Value (2021)	\$1,617,100