



2147 & 2163 E 49th Avenue, Vancouver, BC

FOR SALE | MULTIFAMILY / MIXED USE DEVELOPMENT SITE

Marshall MacLeod
Personal Real Estate Corporation
Associate Vice President
604 671 9479
mmacleod@naicommercial.ca

Sukh Pannu
Associate
778 266 4000
Info@sukhpannu.com

NAI Commercial

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

Property Details

Civic Address

2147 & 2163 E 49th Avenue,
Vancouver, BC

Size

2147: 50' x 203.5' SF

2163: 50' x 204.8' SF

2127: 50' x 202.65' SF

Legal Description

2147: Lot 8, Block 1, Plan VAP1592,
District Lot 724, Group 1, New
Westminster Land District

2163: Lot 9, Block 1, Plan VAP1592,
District Lot 724, Group 1, New
Westminster Land District

PID

2147: 014-544-415

2163: 014-544-440

Zoning

RS1

Year Built

2147: 2003

2163: 1984

Property Taxes (2021)

2147: \$5,437.73

2163: \$661.80

Asking Price

Contact Brokers



2147 & 2163 E 49th Avenue, Vancouver, BC

Property Features

- ▶ Land Area: 20,317 SF | Zoning – RS1
- ▶ Height Limit: 6 Stories
- ▶ Multiple Development Options: Residential RR2, Mixed-Use RR3 and Secured Rental RR3-(b)
- ▶ 0.6% Vacancy rate
- ▶ Potential density of 3.4 FSR (69,077 buildable square feet)
- ▶ Rapid Transit. Bus every 6 mins. Bus stop right Infront of property
- ▶ 3 kms to Langara, 4.5 kms to Metrotown.

* When 2127 East 49th is included in the Assembly the Land size becomes 30,449 SF and the total potential Density increases to 106,573 buildable SF

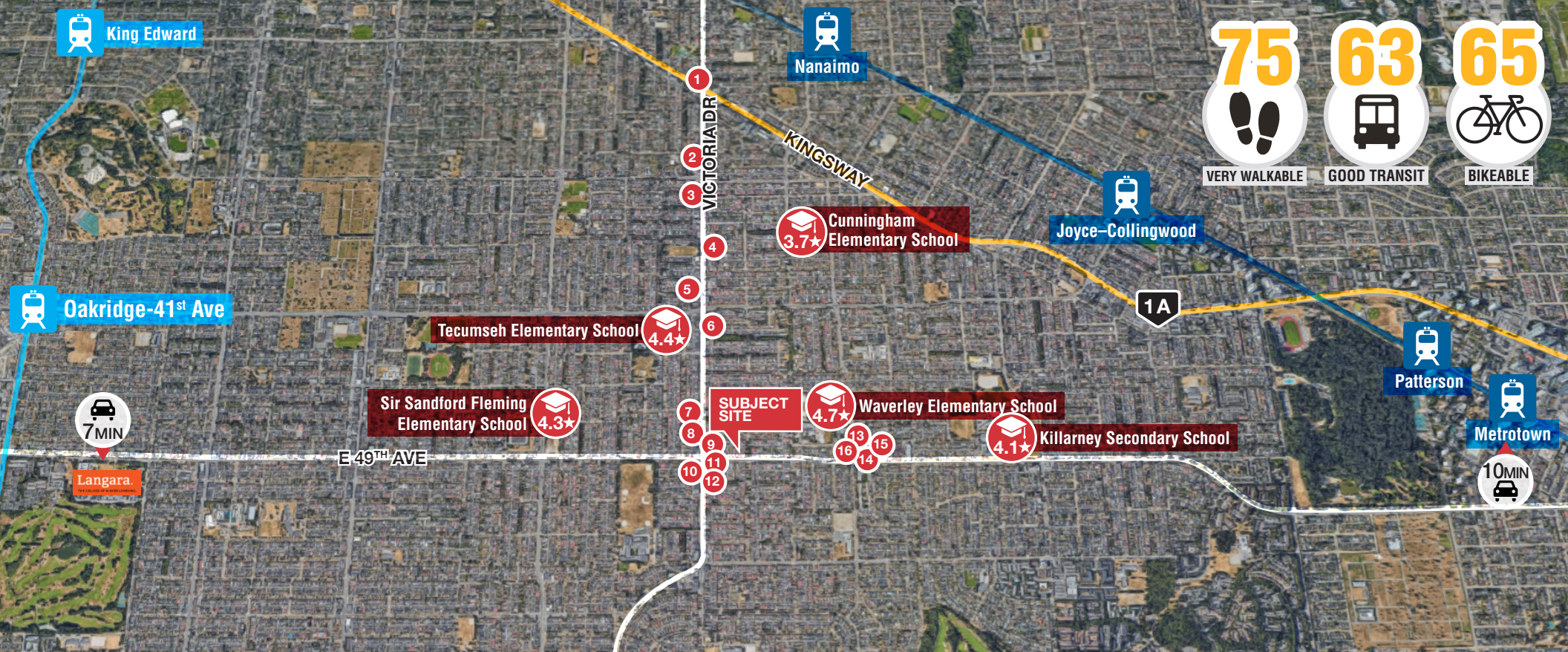
NAI Commercial

1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9

+1 604 683 7535 | naicommercial.ca







- | | | | |
|---------------------------|---------------------|-------------------------------------|------------------------|
| 1. TD Bank | 5. London Drugs | 9. RBC Royal Bank | 13. 88 Supermarket |
| 2. 88 Supermarket | 6. LifeLabs | 10. Frasersview Veterinary Hospital | 14. Starbucks |
| 3. Teng's Market | 7. Chong Lee Market | 11. Apex Liquor Store | 15. Shoppers Drug Mart |
| 4. Golden Swan Restaurant | 8. Value Village | 12. Petro-Canada | 16. Chevron |

Marshall MacLeod
 Personal Real Estate Corporation
 Associate Vice President
 604 671 9479
 mmacleod@naicommercial.ca

Sukh Pannu
 Associate
 778 266 4000
 info@sukhpannu.com

NAI Commercial
 1075 W Georgia St, Suite 1300
 Vancouver, BC V6E 3C9
 +1 604 683 7535
 naicommercial.ca

NAI Commercial

©2022 NAI Commercial (BC) Ltd. All rights reserved.
 No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google.