

WILLIAM | WRIGHT

FOR SALE

255 - 285 SW MARINE DRIVE VANCOUVER

± 21,938 SF development site across five contiguous lots with over 250 feet of frontage on SW Marine Drive.

8 minute walk from Marine Drive Station along the Canada Line.



OVERVIEW

THE OPPORTUNITY AT MARINE GATEWAY CAMBIE CORRIDOR

255-285 SW Marine Drive presents an opportunity to acquire a transit-oriented development site in Vancouver's Marine Gateway neighbourhood.

The property consists of five contiguous lots totaling approximately 21,938 square feet and is currently improved with single-family homes providing interim holding income. The site is located within walking distance of Marine Drive SkyTrain Station, offering convenient access to Downtown Vancouver and Vancouver International Airport.

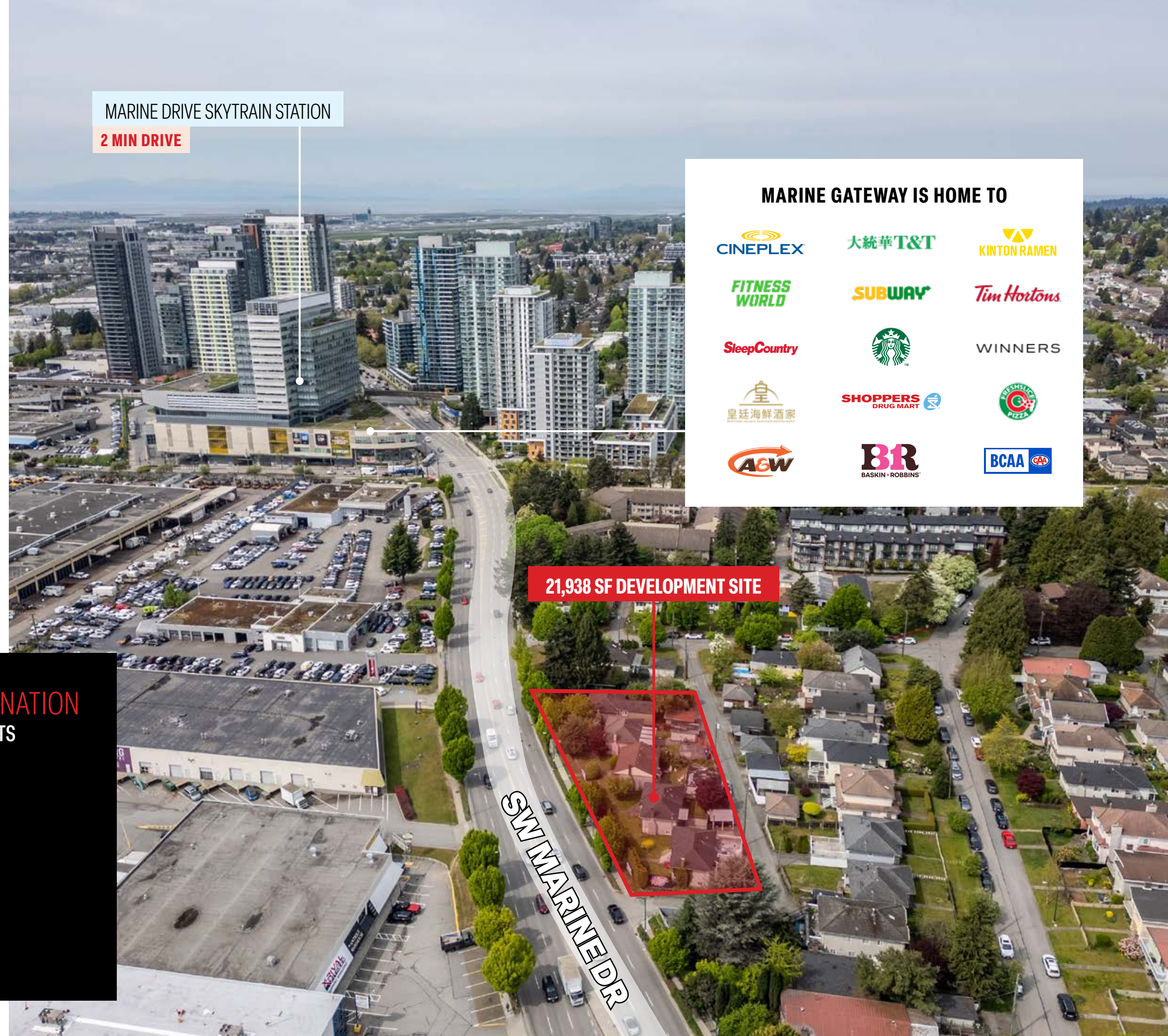
Surrounded by a growing mix of residential, retail, and commercial developments, the area has established itself as a key urban node in South Vancouver. The property is well-positioned to support future redevelopment, with strong fundamentals driven by transit accessibility, surrounding density, and continued neighbourhood growth.

TRANSIT-ORIENTED AREA (TOA) DESIGNATION PERMITS HIGH-DENSITY, MIXED-USE DEVELOPMENTS

APPROX. 420 METRES TO MARINE DRIVE SKYTRAIN STATION

FRONTAGE 250+ FEET ALONG SW MARINE DRIVE ARTERIAL CORRIDOR

± 65,800 BUILDABLE SQUARE FEET (BASED ON ~3.0 FSR)



MARINE DRIVE SKYTRAIN STATION

2 MIN DRIVE

MARINE GATEWAY IS HOME TO

CINEPLEX

大統華T&T

KINTON RAMEN

FITNESS WORLD

SUBWAY

Tim Hortons

SleepCountry



WINNERS

皇廷海鮮酒家

SHOPPERS DRUG MART



A&W

BR BASKIN-ROBBINS

BCAA

255-285 SW MARINE DRIVE, VANCOUVER

SALIENT FACTS

Total Size ± 21,938 SF

Zoning R1-1

PID
LOT D: 009-127-810
LOT E: 002-935-007
LOT F: 009-127-836
LOT G: 009-127-844
LOT H: 009-127-852

Legal Description
LOTS D TO H OF LOT F,
BLOCK 8 DISTRICT LOT
322 PLAN 11223

FSR 3.0

Price Contact Listing Agents



WHAT'S IN THE NEIGHBOURHOOD

AMENITIES WITHIN 10 MIN DRIVE

Restaurants + Cafes

- + Northern Cafe
- + Dogwood Brewing
- + Bendick's Ice Cream Factory Ice Cream Outlet
- + Dosa Corner
- + Dublin Crossing
- + Hi Five Chicken
- + JAPADOG
- + McDonald's
- + Neptune Palace Seafood Restaurant
- + Panago Pizza
- + Pho Zen Vietnamese Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

Services

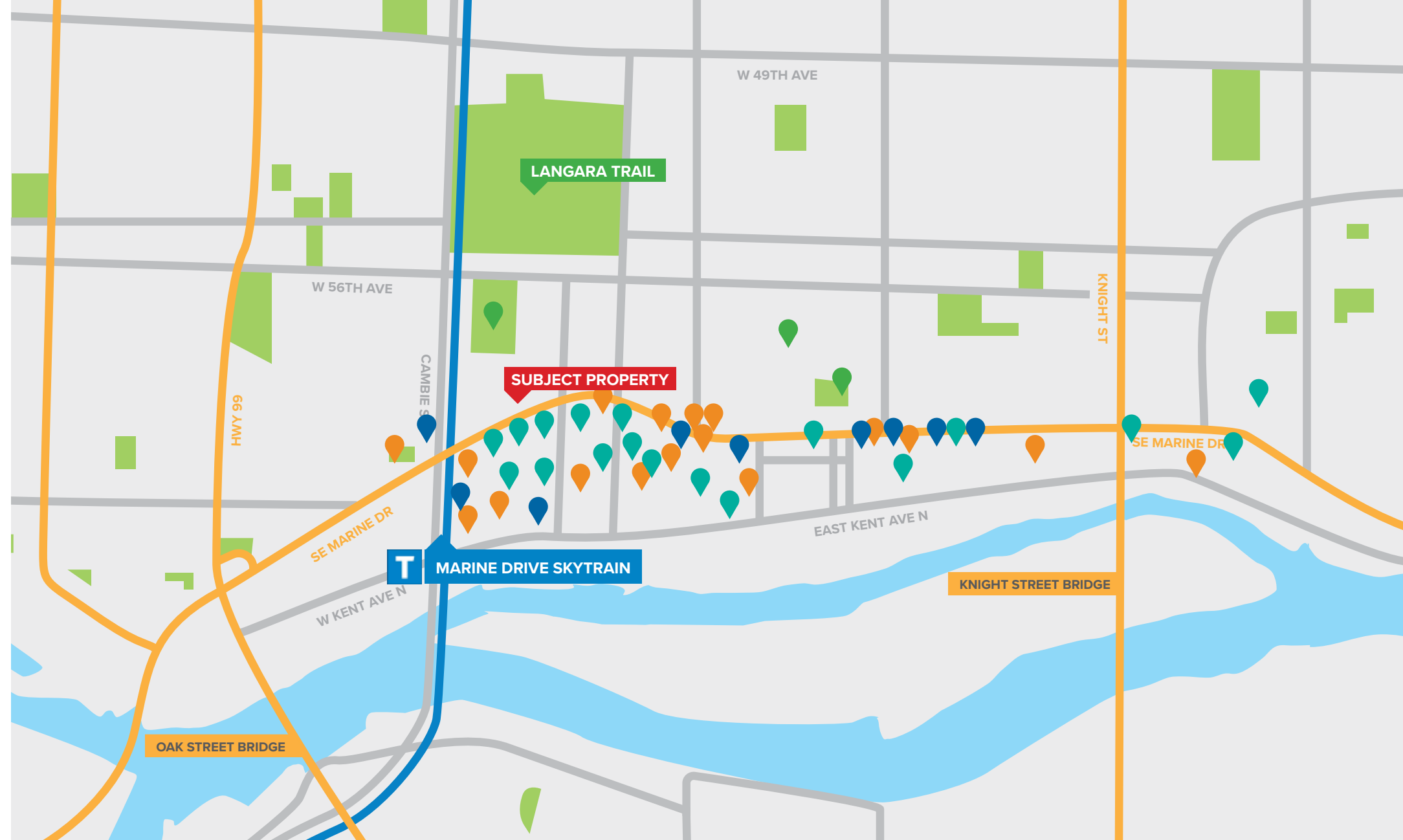
- + BMO Bank of Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World
- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

Parks & Schools

- + George Park
- + Winona Park
- + Pierre Elliott Trudeau Elementary School

Retail

- + Fabricland
- + Visions Electronics
- + OpenBox.ca
- + 7-Eleven
- + Best Buy
- + Canadian Tire
- + Granville Toyota
- + Kal Tire
- + Loblaws Pharmacy
- + Lordco Auto Parts
- + Marine Chrysler Dodge Jeep Ram
- + Marine Gateway
- + Marshalls
- + Real Canadian Superstore
- + Shoppers Drug Mart
- + Sleep Country Canada
- + T&T Supermarket
- + Winners



SOUTH VANCOUVER

LOCATION

The subject property is located in the Marine Gateway neighbourhood of South Vancouver, one of the city's most active and rapidly evolving transit-oriented areas.

Anchored by Marine Drive SkyTrain Station along the Canada Line, the area offers direct connectivity to Downtown Vancouver and Vancouver International Airport. The neighbourhood has experienced significant growth through the development of Marine Gateway and surrounding mixed-use projects, creating a vibrant and well-connected community.

The area is supported by a wide range of amenities including retail, parks, schools, and employment hubs, making it a highly desirable location for future residential development.

ACCESSIBILITY

WALK SCORE

91

BIKE SCORE

82

TRANSIT SCORE

75



420 METRES
TO MARINE DRIVE
SKYTRAIN STATION



5 MIN DRIVE
TO YVR INTERNATIONAL
AIRPORT



8-12 MIN DRIVE
TO OAK STREET BRIDGE &
KNIGHT STREET BRIDGE



15 MIN DRIVE
TO DOWNTOWN
VANCOUVER



FOR MORE INFORMATION CONTACT

MEG COONEY

PERSONAL REAL ESTATE CORPORATION
meg@williamwright.ca
604.428.5255

RODERICK MACKAY

roderick@williamwright.ca
604.428.5255

MATTHEW PORTE

matthew.porte@williamwright.ca
604.428.5255

William Wright Commercial Real Estate Services Inc.
#1340-605 Robson Street, Vancouver
T 604.428.5255 | F 604.428.5254
williamwright.ca