

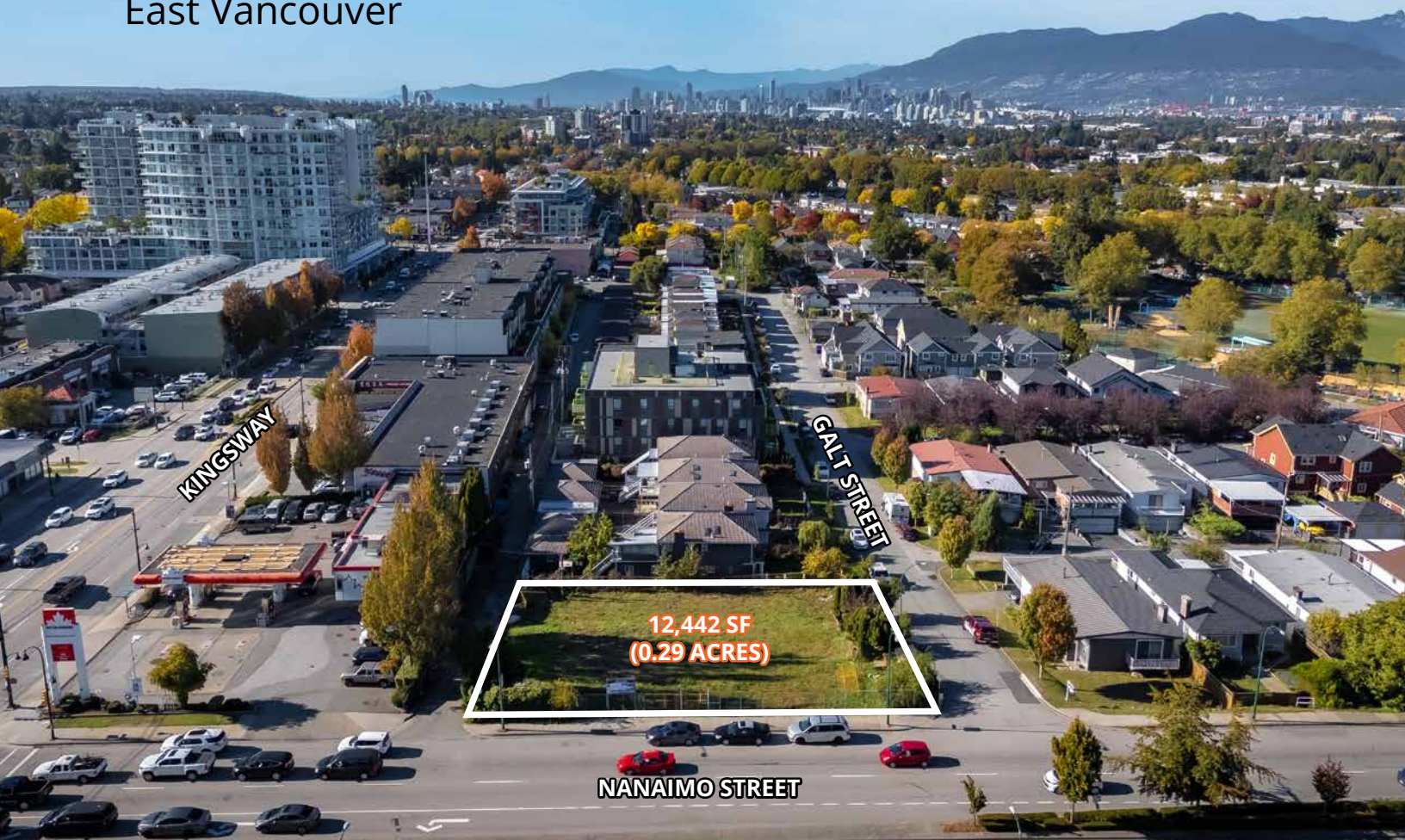
**AVISON
YOUNG**

FOR SALE

2388 Galt Street

VANCOUVER, BC

Permit ready residential development site in the heart of East Vancouver



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Property summary

MUNICIPAL ADDRESS

2388 Galt Street, Vancouver, BC

PID

030-848-989

SITE SIZE

12,442 sf (0.29 acres)

CURRENT ZONING

RM-9A 4-Storey Low Rise Apartments

TOD DESIGNATION

Tier 3 - 3.0 FSR (8-storeys)

FINANCING

Treat as clear title

PRICING GUIDANCE

Vendor open to reviewing all Offer submissions

Opportunity

Avison Young is pleased to present the opportunity to acquire 2388 Galt Street, Vancouver, BC (the "Property"). Situated in the heart of East Vancouver, this offering provides a premier development site in the Norquay Village area, one of East Vancouver's largest growth areas.

The Property is ideally situated just off Kingsway, within a vibrant urban corridor experiencing a surge in residential consumers and benefiting from transit-oriented planning policies in the heart of Vancouver.

This location is surrounded by an abundance of schools, vibrant retail, key transit-oriented connections, with proximity to downtown Vancouver and surrounding municipalities.

Currently, there are plans in-place with an approved building permit for a 4-storey, 28-unit condominium project, streamlining a path to development. The opportunity also exists to increase the density to a 3.0 FSR over 8-storeys, under the newly adopted TOD legislation.

Investment highlights



Existing approvals in place for a 4-storey, 28-unit condominium project, providing immediate development readiness while preserving the option to pursue higher-density design.



12,442 sf redevelopment site located in the heart of Norquay Village, one of East Vancouver's most active and rapidly evolving multifamily neighbourhoods.



Designated Tier 3 Transit-Oriented Development (TOD) area, supporting up to 8 storeys and a 3.0 FSR, offering substantial density potential and long-term value growth.



Centrally positioned just off Kingsway, surrounded by emerging mid-rise residential projects, local retail, and community amenities within the Kensington-Cedar Cottage plan area.



Within walking distance to 29th Avenue SkyTrain Station, providing excellent connectivity across Metro Vancouver and strong appeal for future residents.



Supported by progressive city policy and sustained housing demand, the area continues to attract significant private-sector investment and infill development.

Development potential

The Property benefits for flexible zoning with multiple development options:

OCP DESIGNATION

Low-Rise Apartment Transition Zone

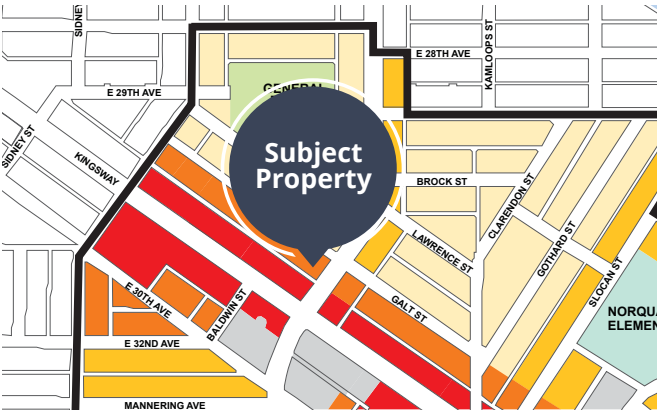
The site falls within the designated Transition Zone, supporting low-rise multi-family development of 3 to 4 storeys. This zone serves as a vital buffer between the residential neighbourhoods and the mid-rise forms along Kingsway.

Development under this designation allows for efficient, family-oriented housing in a walkable setting, offering higher density without compromising livability. The form encourages designs that maximize natural light, cross-ventilation, and private outdoor spaces, ensuring a high standard of comfort and energy efficiency.

The designation supports cost-effective apartment forms that blend seamlessly with adjacent residential streets while complementing the urban scale of Kingsway's corridor.

TRANSIT-ORIENTED DEVELOPMENT (TOD) ZONE

The property is within 800m of a SkyTrain station, allowing for high-density residential development under the Provincial TOD framework. Building heights range from 8 to 20 storeys and FSR from 3.0 to 5.0 depending on distance to transit, supporting efficient, transit-friendly living.



Legend:

- Kingsway Mid-rise
- Four-storey Low-rise
- Stacked Townhouse
- Traditional Rowhouse
- Duplex and Infill
- Retain Existing Zoning

Location

The Property is ideally situated in Vancouver's vibrant Kensington-Cedar Cottage neighbourhood, known for its eclectic community and urban convenience. The property is steps from Commercial Drive, a hub of local culture featuring popular cafés, restaurants, and specialty shops, including La Mezcaleria, Trattoria, and Stove Café.

Families and residents enjoy close proximity to top schools such as Templeton Secondary School, Queen Alexandra Elementary, and St. Augustine's Elementary, as well as nearby parks including Guelph Park, Kensington Community Park, and Trout Lake Park, offering abundant green space and recreational opportunities.

With excellent transit access along Commercial Drive, connections to downtown Vancouver and UBC are effortless. Surrounded by a strong rental market, established amenities, and a thriving neighbourhood culture, the Property presents a rare opportunity to invest in a highly desirable, well-connected Vancouver location.

Amenities

RESTAURANTS & CAFÉS

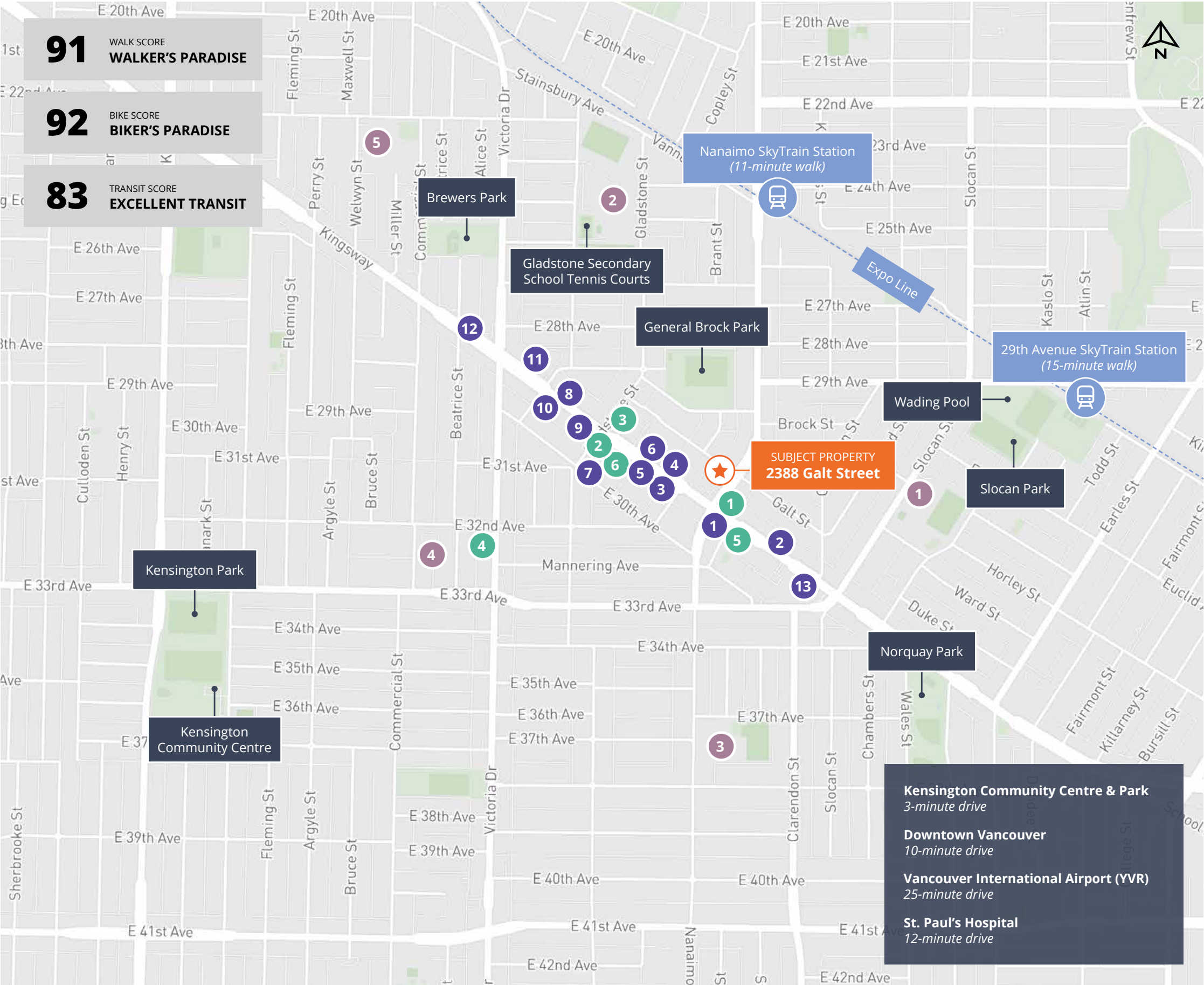
- 1. Subway
- 2. Sushi Sei
- 3. Obanhmi
- 4. The Rose Cafe
- 5. Ngon Cafe Vancouver
- 6. 17°C Bubble Tea & Dessert Café
- 7. New Mandarin Seafood Restaurant
- 8. Freshslice Pizza
- 9. KFC
- 10. Zamzam Grill
- 11. McDonald's
- 12. Green Lettuce
- 13. Church's Texas Chicken

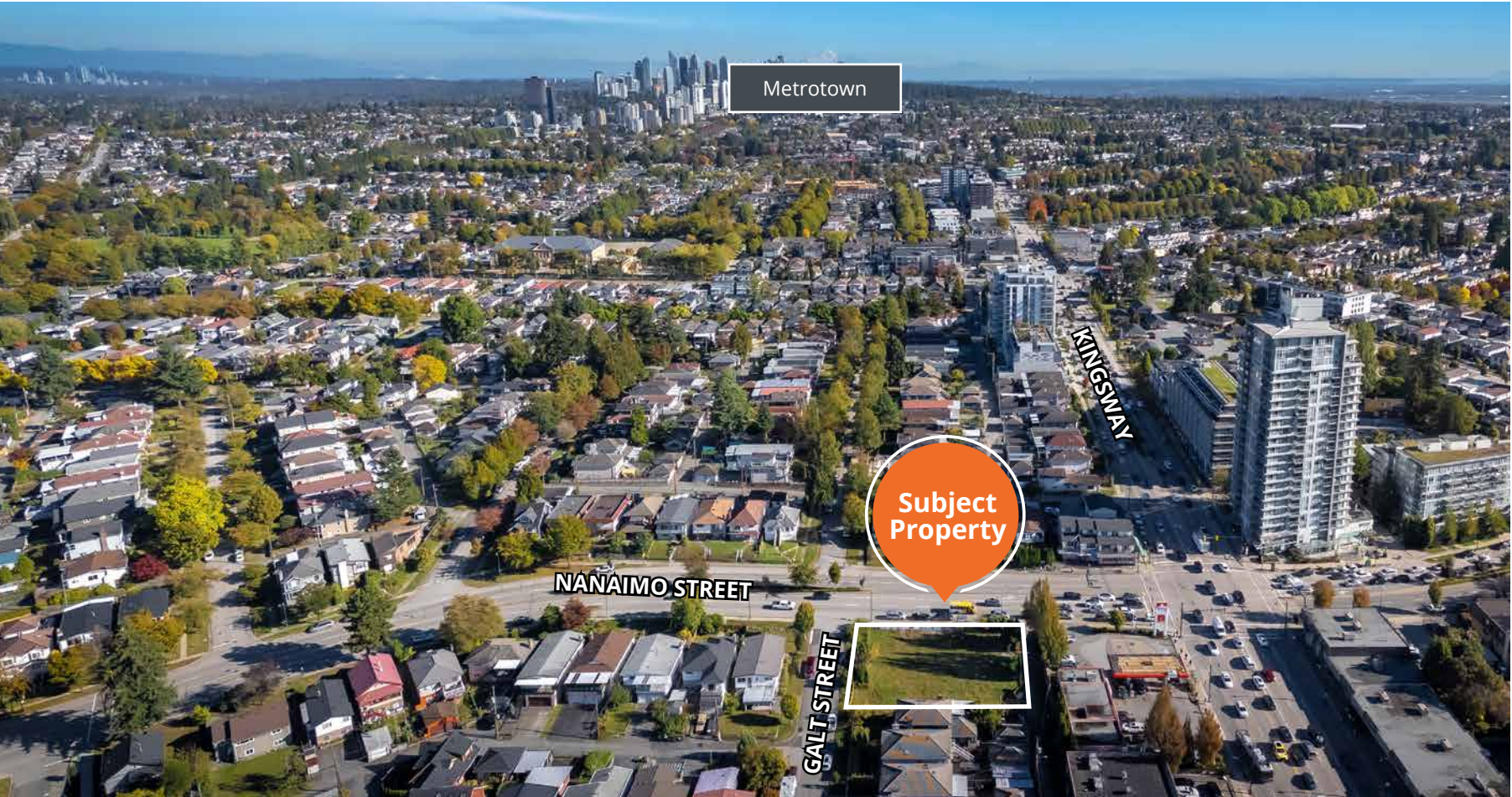
SHOPPING & AMENITIES

- 1. C & T Food Market
- 2. T&T Supermarket Kingsway Store
- 3. Dollarama
- 4. 88 Supermarket
- 5. RBC Royal Bank
- 6. Scotiabank
- 7. TD Canada Trust Branch and ATM

SCHOOLS

- 1. John Norquay Elementary School
- 2. Gladstone Secondary School
- 3. Cunningham Elementary School
- 4. Lilou's School
- 5. Lord Selkirk Elementary School





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