

FOR SALE

NAICommercial

An aerial photograph of a residential neighborhood. A specific lot is highlighted with a red outline, indicating it is the development site. The surrounding area consists of various residential buildings, including single-family homes and multi-story apartment complexes. A street intersection is visible near the highlighted site.

The Franklin

DEVELOPMENT SITE ACROSS FROM KOOTENAY LOOP BUS EXCHANGE

THE OPPORTUNITY

NAI Commercial is pleased to present the rare opportunity to acquire The Franklin (the “Site” or the “Property”) located at steps across from the Kootenay Loop Bus Exchange — an approximately 12,070 SF development opportunity with value-add potential, located in close proximity to Burnaby Heights, the PNE, and a direct route to North Vancouver via the Iron Workers Memorial Bridge.



THE FRANKLIN	
3602 FRANKLIN ST	
YEAR BUILT	1944
LOT SIZE	4023.49 ft ²
3612 FRANKLIN ST	
YEAR BUILT	1944
LOT SIZE	4023.74 ft ²
3618 FRANKLIN ST	
YEAR BUILT	1994
LOT SIZE	4023.74 ft ²
POTENTIAL TO ADD: 3622 FRANKLIN ST	
LOT SIZE	4024.25 ft ²



POTENTIAL ASSEMBLY


**KOOTENAY
 LOOP
 EXCHANGE**

SALIENT DETAILS

CIVIC ADDRESS	3602, 3612,3618 Franklin St, Vancouver Canada
PID	014-606-259, 014-606-267, 014-606-275
SITE AREA	12,070.97 ± SF (Potential to a total of 16,095.22 SF)
CURRENT ZONING	R1-1 Residential Inclusive Zone
NCP	Hastings-Sunrise
PRESCRIBED DISTANCE	200m or less
MINIMUM ALLOWABLE DENSITY (FAR)	Up to 4.0
MINIMUM ALLOWABLE HEIGHT (STOREYS)	Up to 12
TOA	Bus Exchange



SUBJECT PROPERTY


7.5KM

DOWNTOWN VANCOUVER

HASTINGS ST



BOUNDARY RD

TRANS CANADA HWY

91


WALKER'S PARADISE

COMMUTE TIMES

	 DRIVING	 TRANSIT
Downtown Vancouver	20 min	35 min
Simon Fraser University	15 min	25 min
North Vancouver	15 min	30 min
Capilano University	12 min	30 min

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