

MARKETING VIDEO

2566 – 2584 Granville Street | Vancouver, BC

## FOR SALE

### High-Rise Development Site with Good Holding Income

This is a rare opportunity to acquire a 58' x 120' lot with the potential to assemble the adjacent property to the north, creating a combined frontage of approximately 162 feet along Granville Street and Broadway. Situated within the Broadway Plan area, the site offers significant redevelopment potential, with current policies allowing for heights of up to 40 storeys and a density of up to 12.25 FSR. The property is currently improved with a 9,944 SF mixed-use building featuring retail and residential components, generating strong holding income. All leases include demolition clauses, providing flexibility for future redevelopment.



# 2566 – 2584 Granville Street

## Vancouver, BC

### Building Overview

Originally constructed in 1987, this distinctive mixed-use building has remained under the same ownership since completion. The development was stratified into six units, comprising two commercial strata lots—SL1 on the lower level and SL2 on the upper retail level—and four residential townhomes. The commercial component is currently leased to five tenants, with one unit presently occupied but available for lease, offering immediate upside potential. The residential portion consists of four spacious two-level townhomes, each ranging from approximately 987 to 1,059 square feet and featuring large private outdoor patios of roughly 220 square feet.

### Commercial Tenants

Address	Size	Tenant
<b>Lower - Level Retail</b>		
2566 Granville St	1,215 SF	Sushi Van
2570 Granville St	584 SF	Fire & Flower
2572 Granville St	571 SF	Vape Vault
<b>Upper - Level Retail</b>		
2576 Granville St	1,690 SF	Fire & Flower
2578/2580 Granville St	1,751 SF	Granville Medical Clinic / Pharmasave

### Residential Component

Address	Size	Balcony	Occupancy
1 – 2584 Granville St	1,059 SF	209 SF	Occupied
2 – 2584 Granville St	1,049 SF	220 SF	Occupied
3 – 2584 Granville St	1,038 SF	226 SF	Occupied
4 – 2584 Granville St	987 SF	220 SF	Occupied

### Property Details

#### Address

2566 – 2584 Granville St  
Vancouver, BC V6H 3G8

#### PID

008-433-941; 008-433-968  
008-433-976; 008-433-984  
008-434-018; and 008-434-034

#### Lot Size

6,960 SF (58' x 120')

#### Zoning

C-3A - Commercial

#### Land Use

Granville/Burrard Scopes - Area A  
(FGBA Broadway Plan)  
Max FSR: 12.25 / Max Height: 40  
storeys

#### Property Taxes (2025)

\$126,863.04

#### Stabilized Net Income

Contact Listing Agent

#### Price

\$13,688,000

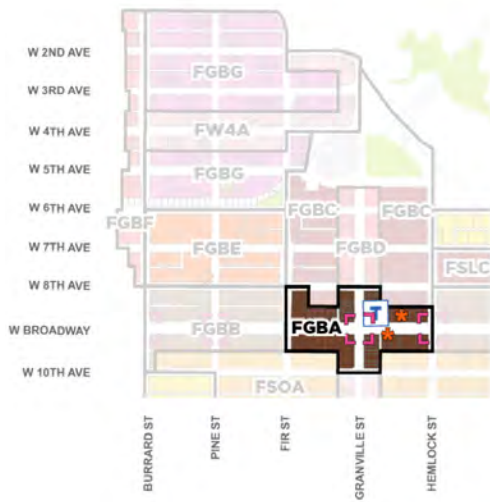


## Strategic Development Opportunity in South Granville

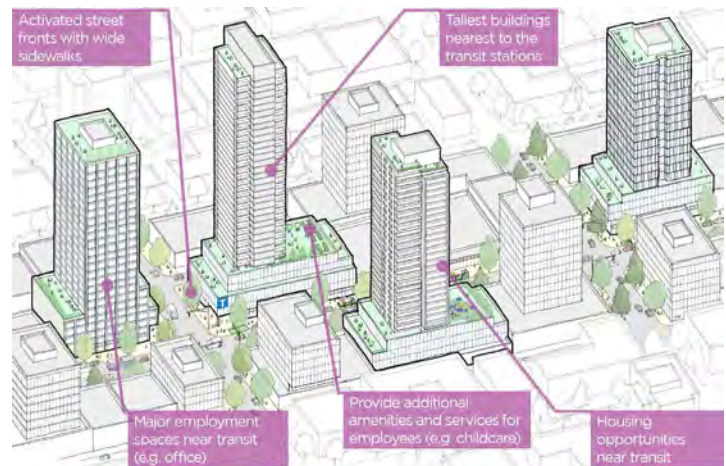
Located at 2584 Granville Street, this property is positioned in one of Vancouver's most desirable urban corridors, offering unmatched redevelopment potential. Several high-rise developments have been proposed in the surrounding blocks as the area continues to experience increased densification. Situated just steps from the future South Granville SkyTrain station, the site lies within a high-demand mixed-use node that supports a blend of retail, office, residential, and hotel uses. The South Granville area is a well-established commercial and cultural destination, surrounded by luxury retailers, high-end dining, and dense residential neighbourhoods. With excellent transit connectivity and strong market fundamentals, this location presents a rare opportunity for developers to deliver a landmark project in a rapidly evolving, transit-oriented district.

# Broadway Plan

## Granville/Burrard Slopes – Area A (FGBA)



Potential View of the Station Areas in 30 Years



Policy Area	Granville/Burrard Slopes – Area A		FGBA
Uses	Retail/service, office, residential, cultural		
Option/Tenure	Secured market and below-market rental housing	Office/hotel* development	Strata ownership housing
Max Height	40 storeys	32 storeys	30 storeys
Max Density	12.25 FSR	12.25 FSR	8.5 FSR
Min Frontage	45.7 m (150 ft.)		

Potential Assembly



POTENTIAL VIEWS

40<sup>TH</sup> FLOOR NORTH WEST

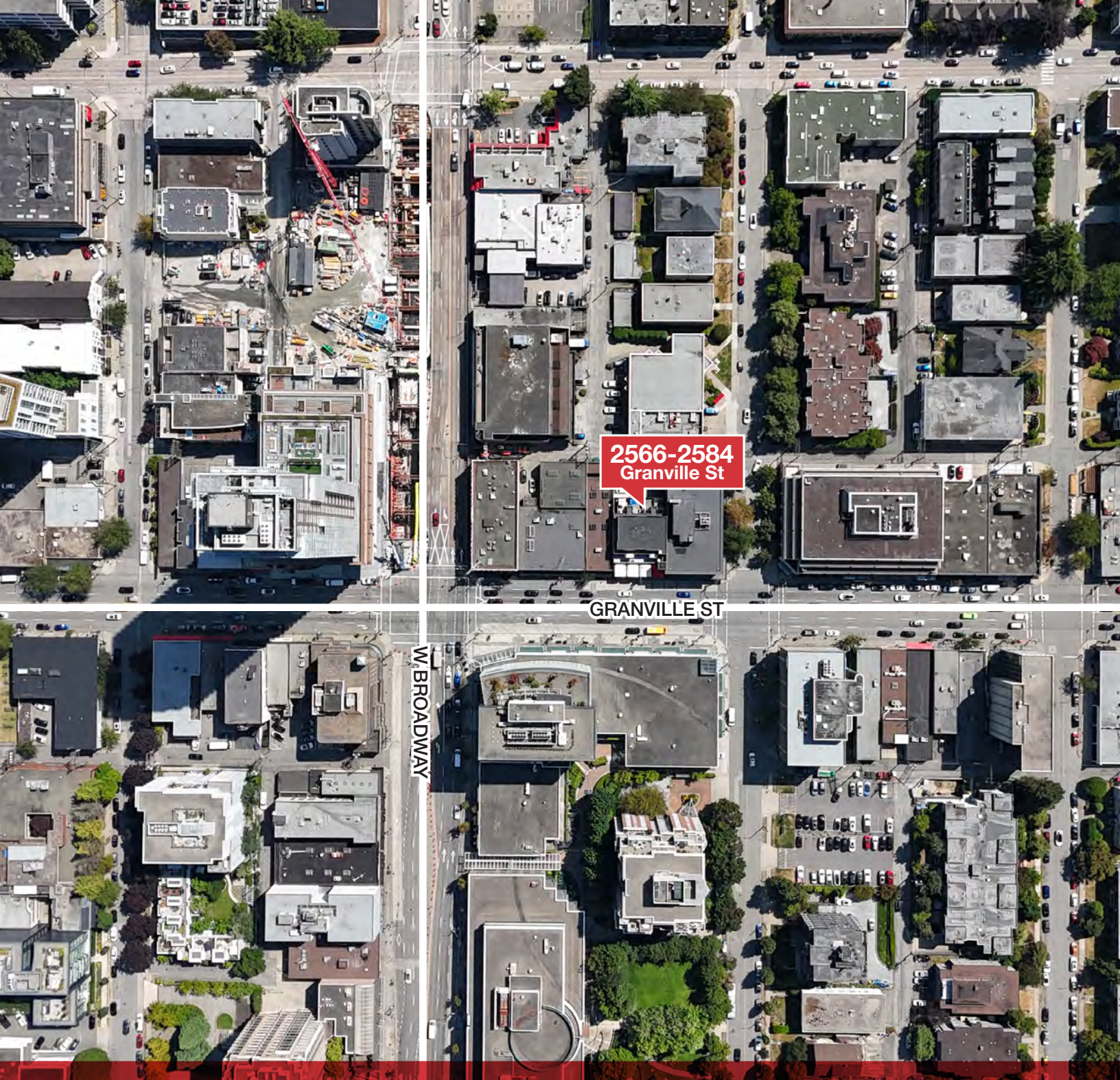


40<sup>TH</sup> FLOOR NORTH EAST



30<sup>TH</sup> FLOOR NORTH WEST





2566-2584  
Granville St

GRANVILLE ST

W. BROADWAY

Conor Finucane\*

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