

# FOR SALE

859 & 871 EAST 33RD AVE, VANCOUVER, B.C.

- 12,969 SQUARE FEET OF LAND
- IN THE SECURED RENTAL POLICY
- RARE STREET FRONTAGE ON BOTH SIDES OF THE SITE
- ON A QUIET ARTERIAL ROAD NEXT TO A PARK
- POTENTIAL TO EXPAND THE SITE TO THE CORNER



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# OPPORTUNITY

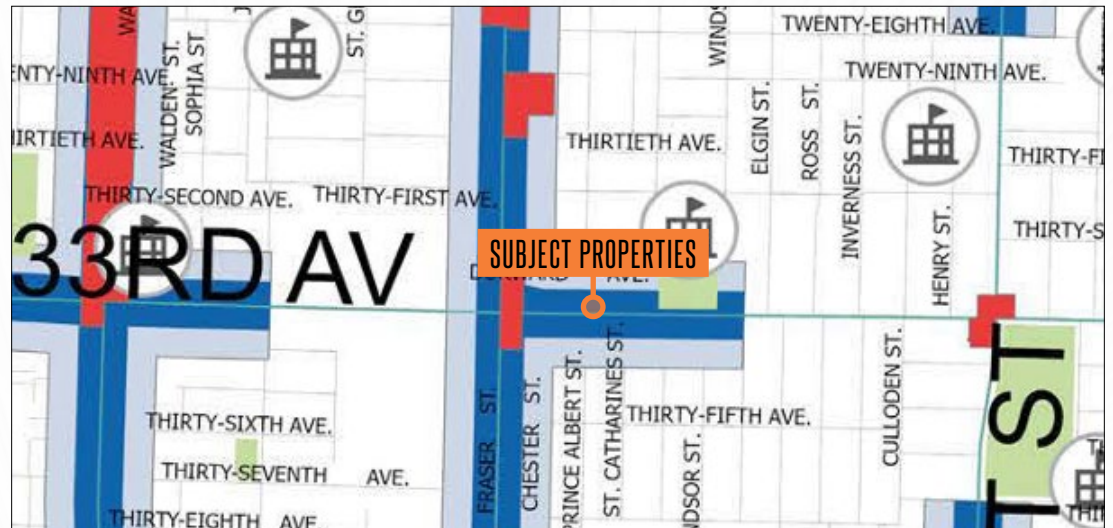
Marcus & Millichap is pleased to present for sale two houses totaling 12,696 SF in Vancouver's Secured Rental Policy. There is a strong potential to acquire to the corner of St. Catherines Street. The site is in a fantastic location close to parks, shopping, and plenty of transit options within a short walk. The back of the site also fronts Durward Street, which gives a range of options for design. A slope from the front to the back of the property means there will be substantial view potential from the upper floors of the development.

# SALIENT DETAILS

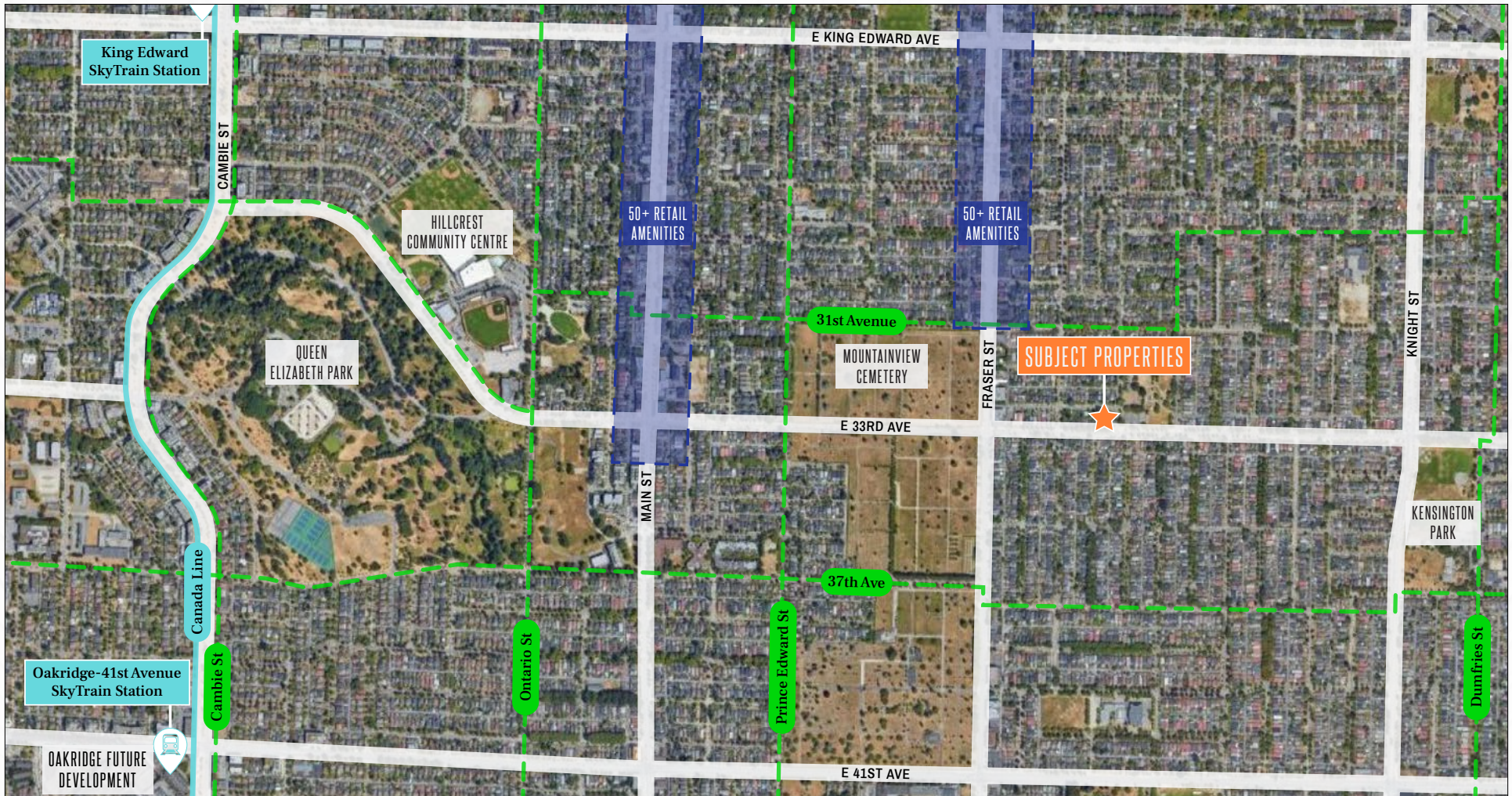
<b>Addresses:</b>	859 and 871 East 33rd Ave, Vancouver, B.C.
<b>Lot Size:</b>	12,696 SF
<b>Dimensions:</b>	Width: 99'   Depth: 131'
<b>Current Zoning:</b>	RS-1
<b>Local Area Plan Designation:</b>	Secured Rental Policy   5 Story Rental
<b>Potential Buildable:</b>	@2.2 FSR: 28,531 SF   @2.4 FSR: 31,125 SF
<b>CAC:</b>	None
<b>Improvements:</b>	2 Single-Family Homes



# SECURED RENTAL POLICY MAP



# LOCATION OVERVIEW



859 & 871 E 33RD AVE

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