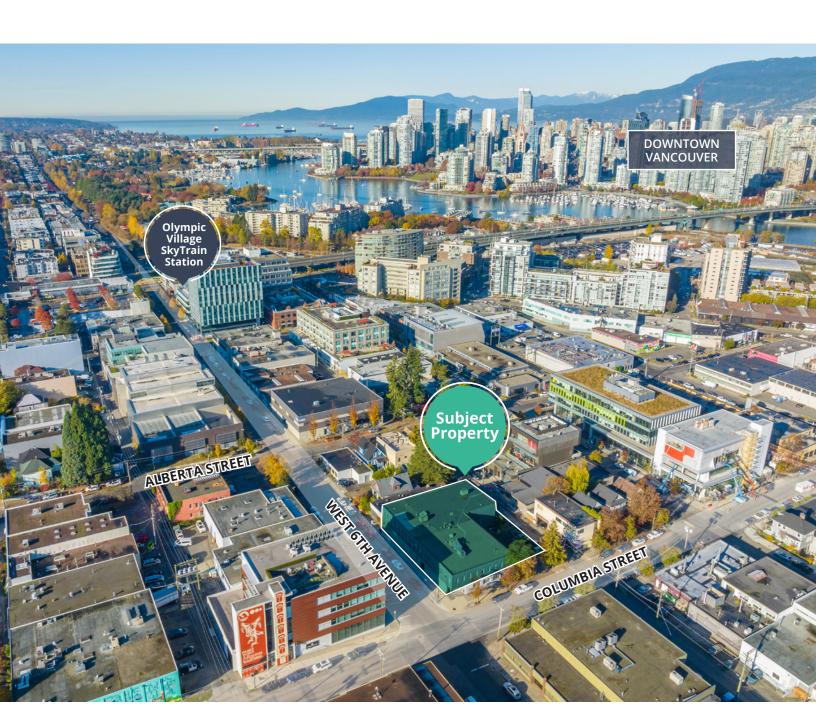


# For Sale

### 201 West 6th Avenue

Vancouver, BC



Jason Mah\*, Principal 604 647 5096 jason.mah@avisonyoung.com \*Jason W. Mah Personal Real Estate Corporation **Struan Saddler\***, Principal 604 647 5077 struan.saddler@avisonyoung.com \*Struan Saddler Personal Real Estate Corporation

# **Property details**

#### **ADDRES**

201 West 6th Avenue, Vancouver, BC

#### PID

011-068-094

#### **YEAR BUILT**

1970

#### **BUILDING SIZE**

18,878 sf (2-storeys)

#### **TOTAL SITE SIZE**

14,719 sf

#### **DIMENSIONS**

Width 120.75 ft Depth 121.90 ft

#### **DOCK LOADING**

1

#### **GRADE LOADING**

1

#### **PARKING STALLS**

15 surface parking stalls

#### **CURRENT ZONING**

I-1 Light Industrial

#### **BROADWAY PLAN DESIGNATION**

Mount Pleasant Industrial Area - Area A (MIAA)

#### **PERMITTED DENSITY**

4.5 FSR (66,235.5 sf)

#### **PROPERTY TAXES (2023)**

\$148,002.00

#### TENANT MIX

Canadian Red Cross, Post Pro Media Group, Screen Siren Pictures, Community Clay & Celsia Florals

#### NO

Please contact listing agents

#### **PRICE**

Please contact listing agents



# **Property highlights**



Fantastic owner-user/investor/developer opportunity



Immediate holding income with future multiple or single tenancy opportunities



Located within a 9-minute walk away from the Olympic Village and Broadway-City Hall SkyTrain Stations



Redevelopment potential based on 4.5 FSR of 66,236 sf



Site qualifies for a maximum height of 100 ft

Opportunity to acquire a desirable 14,719 sf site located on the north-west corner of West 6th Avenue and Columbia Street in Mount Pleasant.

# Location

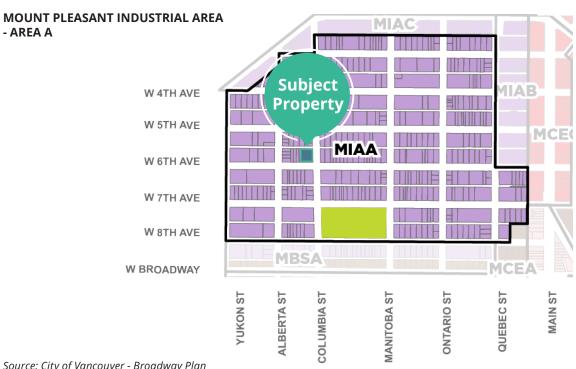
The property is conveniently located on the north-west corner of West 6th Avenue and Columbia Street. The central location provides quick and efficient access to Downtown Vancouver, Fairview, Kitsilano and False Creek. It is only a 9-minute walk to both the Broadway-City Hall and Olympic Village SkyTrain Stations, and a 20-minute drive to the Vancouver International Airport.

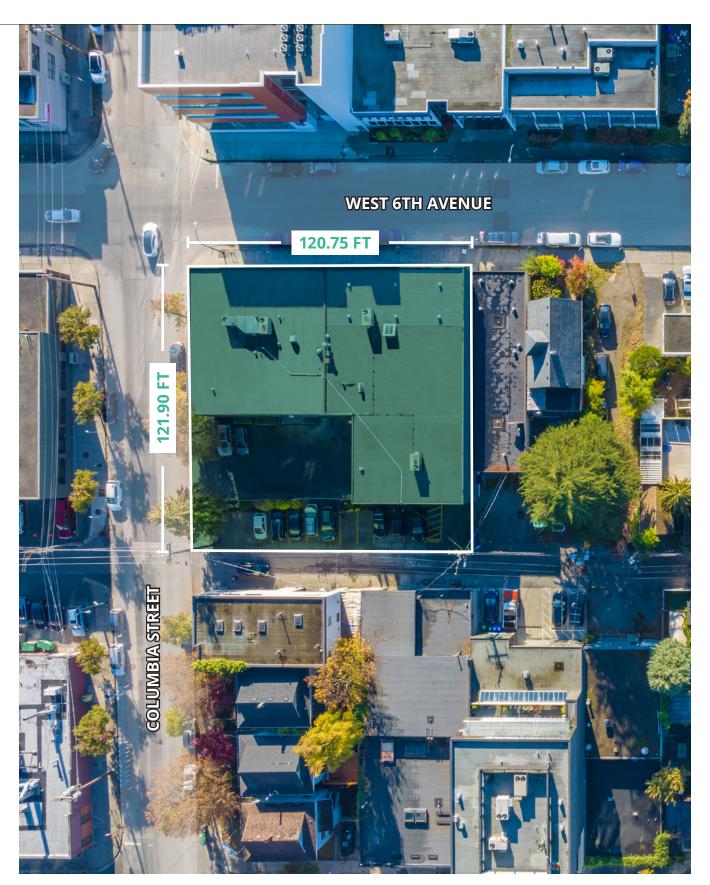


# **Broadway Plan and development potential**

After extensive planning and consultation with the public and major stakeholders over the past four years, Vancouver City Council approved the Broadway Plan on June 22, 2022, providing a 30-year framework that will integrate new housing, job space, and amenities with the Broadway Subway. The Broadway Plan is intricate, complex and contains many different designations. The Property has been designated as Mount Pleasant Industrial A Area - MIAA. The intent of this designation is to intensify the traditional light industrial functions of the area (production, distribution and repair) and support innovation and creative economy uses. **The City is currently accepting rezoning** applications within the Broadway Plan.

Policy Area:	Mt Pleasant Industrial A [MIAA]	
Intent:	Intensify the traditional light industrial functions of the area (production, distribution and repair) and support innovation and creative economy uses	
Uses	Industrial, Office, Service, Retail, Cultural, Recreational, Institutional	
Option/Tenure:	1/3 Industrial option	1/2 Industrial option
Height:	100 ft	152.5 ft
Density:	4.5 FSR	6 FSR
Option notes:	A min. of 1/3 of the floor area must be industrial uses The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses	Project will be required to deliver a min, of 50% of the project (3.0 FSR) as Industrial uses, e.g. biotech laboratories or other stacked industrial form. Min. 150 ft frontage required
Other policies:	<ul> <li>Restrict any new residential uses, in accordance with the Metro Vancouver land use designation for Industrial lands.</li> </ul>	
	<ul> <li>Support additional amenities and services (e.g. restaurant and retail options) to support an increase in employees in the area while ensuring that the primary function of the area is for industrial and employment uses.</li> </ul>	





### RESTAURANTS AND BARS

- 33 Acres Brewing Company
- Ophelia
- CRAFT Beer Market False Creek
- Tap & Barrel Olympic Village -
- Mangia Cucina & Bar
- Food Hall by ZUBU

- Sushi California
- La Taqueria Pinche Taco Shop
- A&W
- Mount PleasantVintage& Provisions
- B SHOPS AND SERVICES
- Canadian Tire
- The Home Depot
- Whole Foods Market
- No Frills Grocery
- PetSmart
- Legacy Liquor Store
- The Juice Truck 5th Ave

- Terra Breads
- Sport Chek
- Best Buy
- Save-On-Foods
- Starbucks
- Anytime Fitness

98 BIKE SCORE

#### Biker's Paradise

Daily errands can be accomplished on a bike

# 92 TRANSIT SCORE

#### **Rider's Paradise**

World-class public transportation



## Very Walkable

Most errands can be accomplished on foot





### Contact for more information

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