

FOR SALE

Prime Mount Pleasant
Development Land

160 East
2nd Avenue

Vancouver, BC



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Opportunity

Jones Lang LaSalle R.S. Inc., and Cushman & Wakefield ULC are pleased to present to the market the opportunity to acquire a 100% fee simple interest in 160 East 2nd Avenue, a high visibility, high traffic corner lot unimproved. This is an exceptional opportunity to redevelop and position your business in one of Vancouver's currently most sought after neighbourhoods.


Zoning & Land Use


Mount Pleasant's I-1A zoning allows for redevelopment for commercial and office uses, up to a maximum density of 5.0 times the site area. Numerous similar small sites have been or are being developed in the neighbourhood. Please refer to bylaw for specific use definitions.


 **Civic Address**
160 East 2nd Avenue, Vancouver, BC


 **PID**
015-527-301

 **Site Dimensions**
46' (Frontage) x 122' (Depth)

 **Site Area**
5,612 SF

 **Zoning Designation**
I-1A

 **Density Allocation**
Up to 5.0 FSR, including General Office, Medical Office, Light Industrial, and DEIC uses

 **Property Taxes (2022)**
\$74,467




Amenities: 15 minute walking distance


Neighbourhood


Located in the highly sought after neighbourhood of Mount Pleasant, the growth and success of homegrown companies in the software production, social media and digital post production industries have lent the neighbourhood a reputation as a home for creators, makers and innovators. The neighbourhood has abundant amenities, offering residents and staff experiences ranging from the day-to-day to the exceptional. Start your day with an artisan coffee in the morning and a flight of world-class craft beer in the afternoon. Ride a mobi bike down one of Vancouver's most endearing high streets at lunchtime or go for a mid-afternoon walk through Jonathan Rogers Park or a workout at the Creekside Community Recreation Centre.

Accessibility

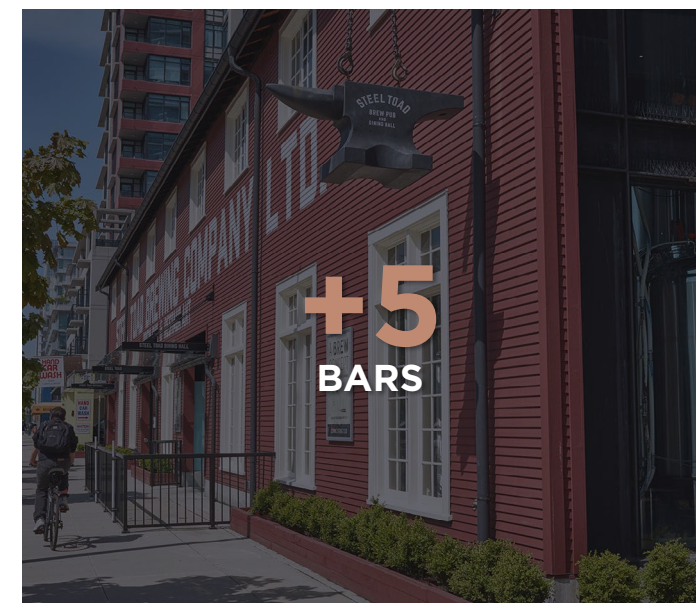
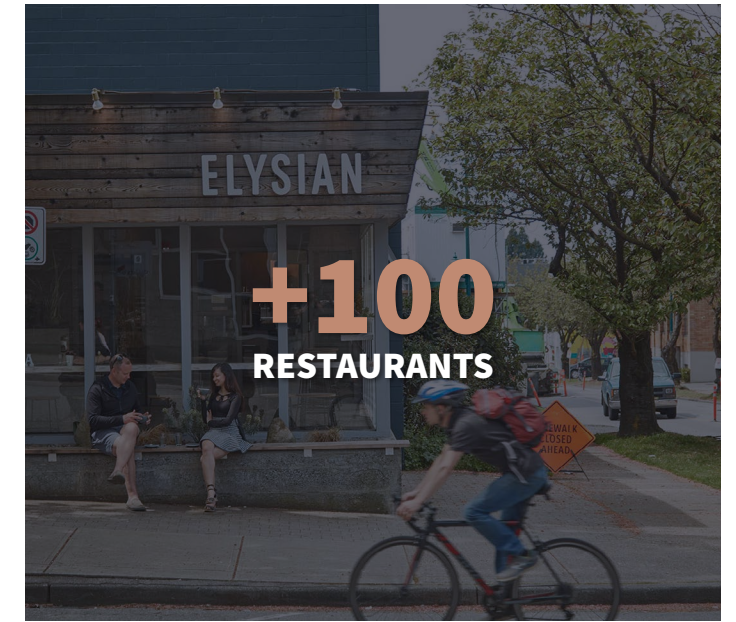
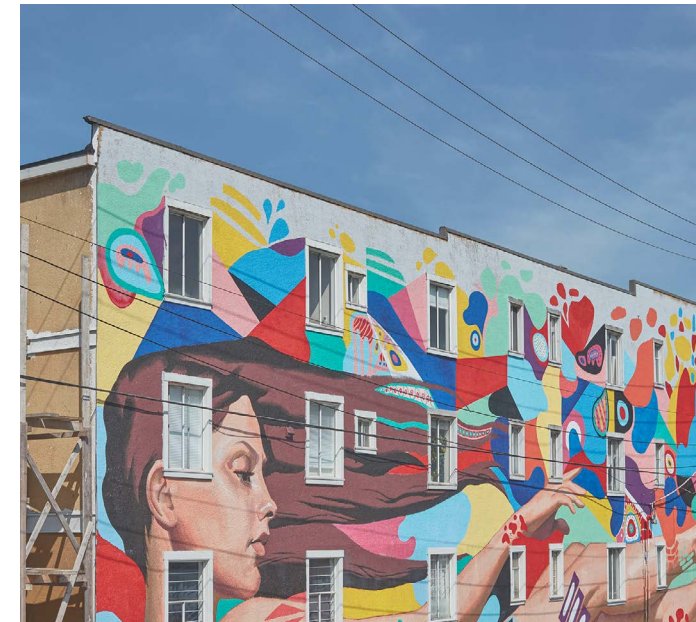
- Easily accessible from the surrounding municipalities of North Vancouver, Burnaby, Coquitlam, Richmond and Surrey
- Quick access to Vancouver International Airport via the Canada Line
- Mount Pleasant and Olympic Village are easily accessible by car, bike, bus, foot, SkyTrain, and Aquabus

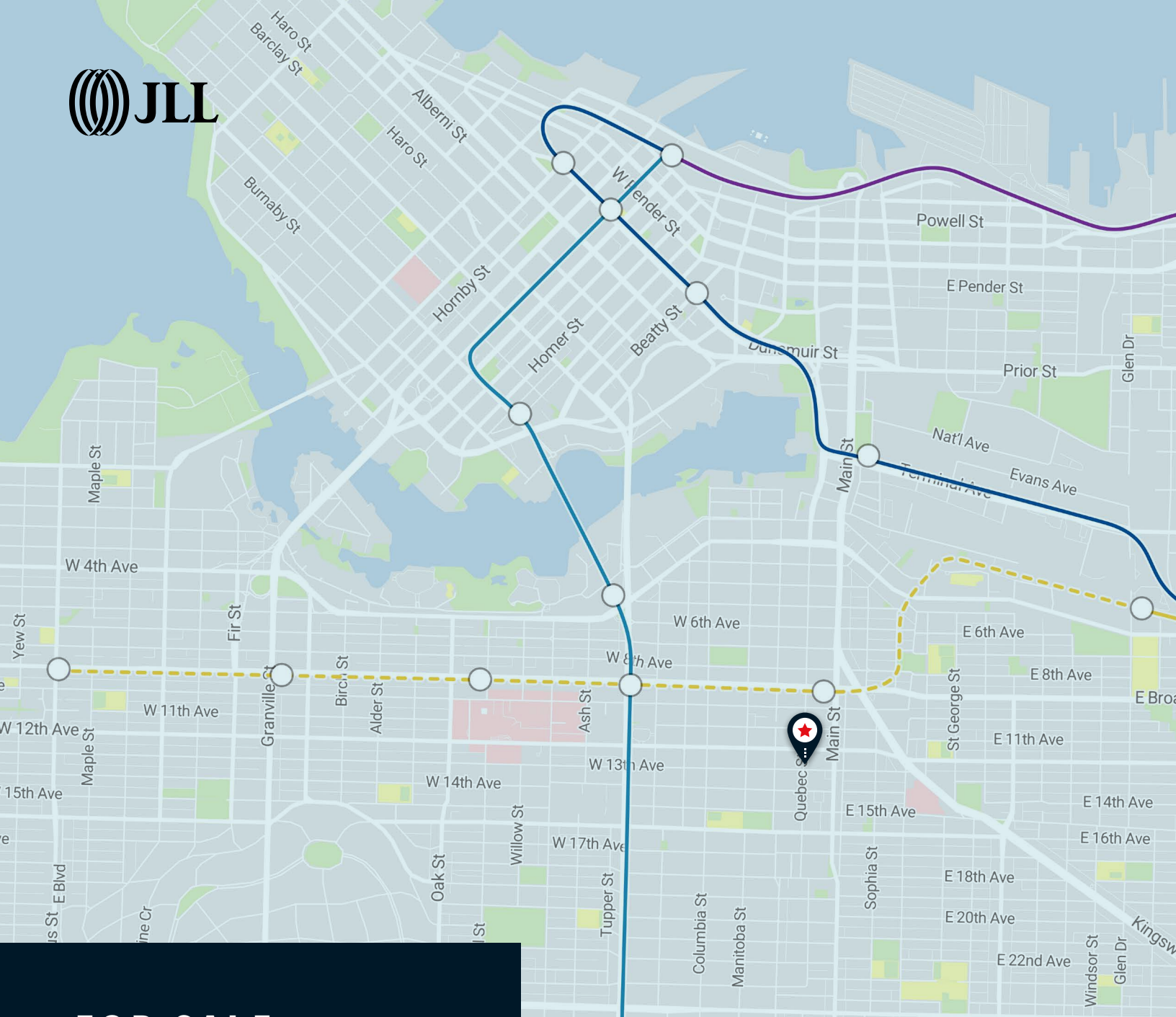
 **97**
Walker's Paradise

 **96**
Rider's Paradise

 **97**
Very Bikeable

Restaurants, Coffee shops & Breweries





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