

FOR SALE
2224 ALBERTA STREET
VANCOUVER, BC

**Maude,
MacKay & Co.**^{Ltd.}
RESIDENTIAL AND INVESTMENT PROPERTIES



HIGHLIGHTS

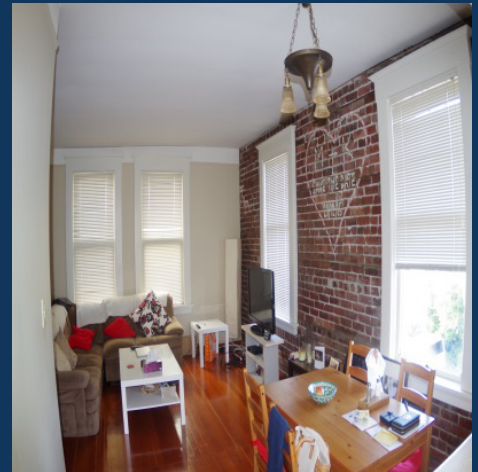
- 66' x 122.36' Site (8075.76 sq. ft.)
- High corner exposure at West 6th Avenue and Alberta Street
- Existing Heritage B, 12 suite apartment building
- Development potential with 3.0 FSR
- Potential bonuses and relaxations through City agreements

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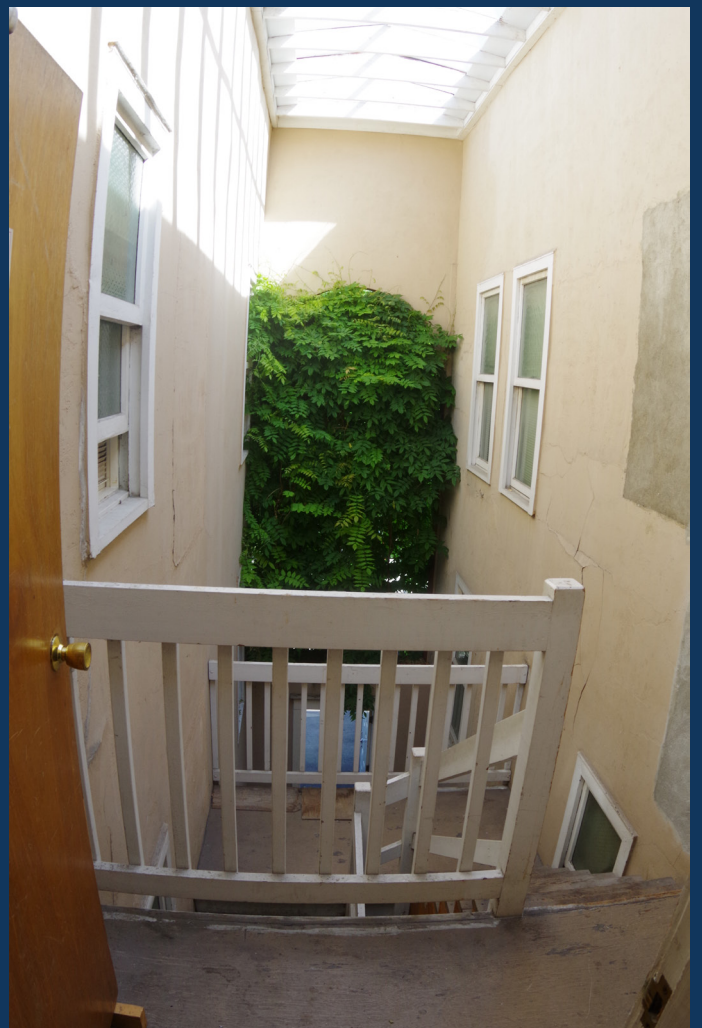
SITE

- 5 minute walk to Broadway and Cambie transit hub
- Quiet location with residential and commercial adjacent
- 2 minute walk to Cambie retail/commercial services
- Slightly sloping site with views from upper floors
- Sunny southern and western exposures



IMPROVEMENTS

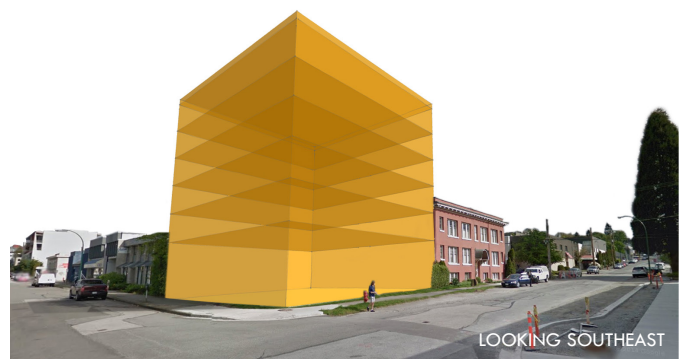
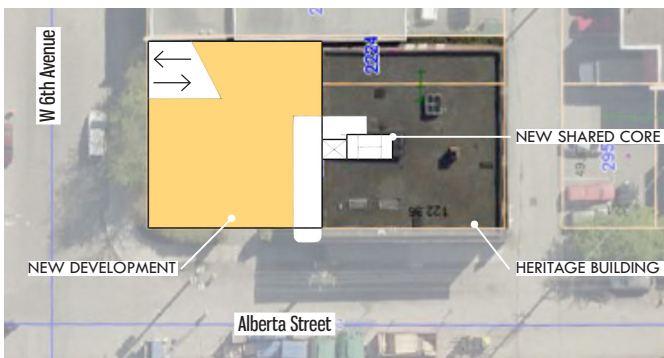
- 2.5 storey brick/timber building
- Majority of building renovated
- Newly paved parking lot
- 10,500 sq.ft. +/- existing floorspace
- Annual Income = \$136,020
- Annual Expenses = \$42,990
- 2 Studios, 6 one bedrooms, 4 two bedrooms



INVESTMENT DEVELOPMENT POTENTIAL



LOOKING NORTHEAST



LOOKING SOUTHEAST

2224 Alberta Street Vancouver, BC

EXISTING

Built:	1915
Vancouver Heritage Register:	B – Significant Evaluation
Units:	12
Lot Dimensions:	122.36'x66' = 8075.76 SF
Existing Zoning:	I-1 (Industrial/Commercial)
FSR:	1.3 (10,500 +/- SF)

NEW DEVELOPMENT POTENTIAL

Agreements:	Heritage Revitalization Agreement Rental 100
FSR:	3.0
Undeveloped Floorspace:	13,750 +/- SF
Potential Floorspace w/in Envelope:	23,500 +/- SF (gross)
Height:	up to 60'
Parking spaces (approx):	11

INCENTIVES

Heritage Revitalization Agreement

- bonus density
- siting and setback relaxations
- use variances
- parking relaxations

Rental 100 Policy

- Development Cost Levy waiver
- parking relaxations
- unit size relaxations
- bonus density
- concurrent processing for projects requiring a rezoning

LEGAL DESCRIPTION

Lot 2, Block 15 DL 302 LD 36 Group 1
W 16.5 ft. of Lot 1, Block 15, Plan VAP 5823
PID: 011-067-667, 011-067-659

ZONING

I-1 Light Industrial

ASSESSED VALUE (2015)

\$2,844,200

PROPERTY TAXES (2015)

\$8,132.71

